

Waiwhakaiho Project - Land Titles Subject to Proposed Development

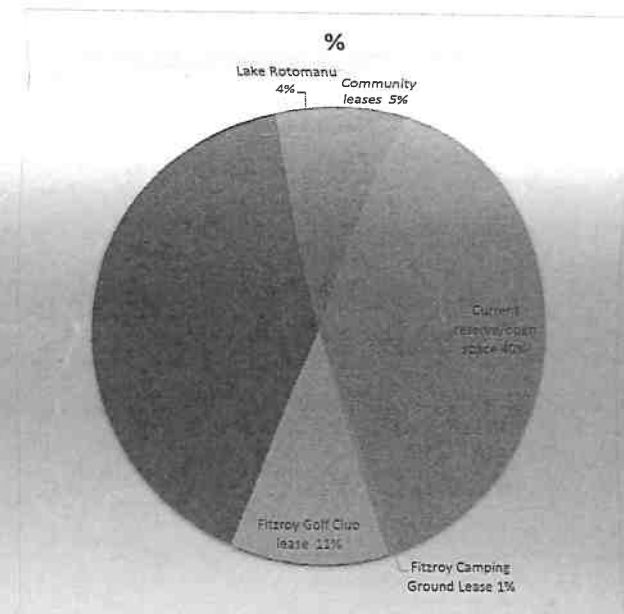
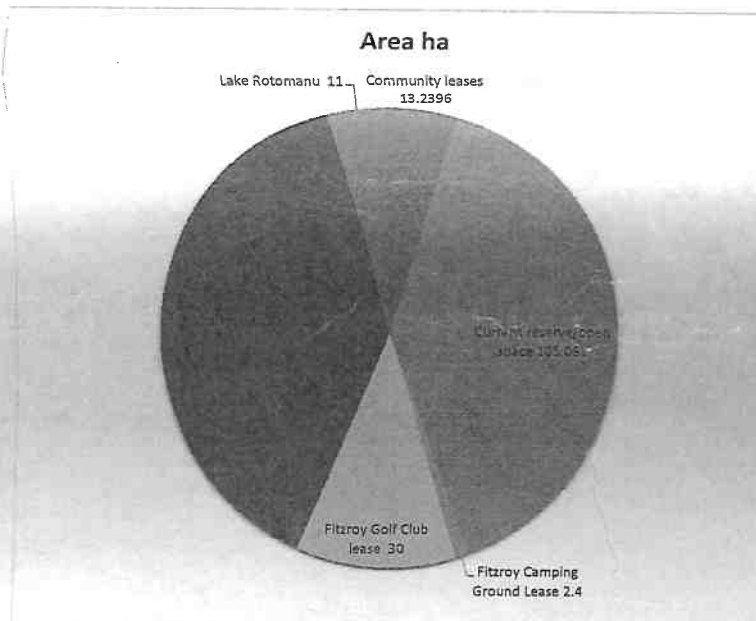
Other NPDC recreation land in location

Waiwhakaiho/Peringa/Rotomanu	69.9268	
Te Rewa Rewa Reserve	26.3768	Area shown on LTP map
Estimate Fitzroy Holiday Seaside Park	12.0000	% of development area in LTP
Waiwhakaiho Park (netball)	2.6181	108.3036 16%
Hickford Park	152.0857	
Mangati Walkway	3.6068	
Total land holdings 6ks Fitzroy Beach to Bell Block Beach	266.6142	

Use	Location	Area ha	Rental
Fitzroy Campin	Fitzroy Seaside Park	2.4000	\$27,000
Fitzroy Golf Cl	Waiwhakaiho	30.0000	\$8,293
Grazing	Peringa	7.8704	\$585
Grazing	Te Rewa Rewa	20.1410	\$11,240
Grazing	Hickford	75.3789	\$32,389
Grazing	Mangati Walkway	1.5233	(included in Hickford rental)
Community lea	Lake Rotomanu	2.5000	
Community lea	Hickford Park	9.6080	
Community lea	Fitzroy Seaside Park	0.1316	
Community lea	Waiwhakaiho Park (netball)	1.0000	
Lake Rotomanu	Waiwhakaiho	11.0000	
Current reserve/open space		105.0610	
Total NPDC reserve land		266.6142	\$79,507

Use	Sum of Area ha	Sum of Area ha2
Community leases	13	4.97%
Current reserve/open space	105	39.41%
Fitzroy Camping Ground Lease	2	0.90%
Fitzroy Golf Club lease	30	11.25%
Grazing	105	39.35%
Lake Rotomanu	11	4.13%
Grand Total	267	100.00%

Golf Club	14.7100	
Weka Street	2.8800	
Development land area	17.5900	6.60% Proposed development as % of total reserve land Fitzroy Beach to Bell Block Beach



Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:54 PM
To: Julie Straka
Subject: FW: Sale of Public Recreational Reserve (Fitzroy Golf course)

From: Peter Handcock
Sent: Tuesday, 13 February 2018 12:21 PM
To: Alan Bird <Alan.Bird@npdc.govt.nz>
Subject: FW: Sale of Public Recreational Reserve (Fitzroy Golf course)

Hi Alan,

We are working on the map with the GIS team.

On (5) other areas . At this stage the only official areas are those identified in the ROSS public document. Richard should have this. Page 19 maps show areas of potential over supply.

<http://www.newplymouthnz.com/en/Council/Council-Documents/Plans-and-Strategies/Open-Space-Sport-and-Recreation-Strategy>

We are undertaking the first ever review of NPDC total land holdings. It is possible that we could better cluster sport facilities and community leases in hubs to free up high value sites. However our thinking is that this exercise will reconfirm that Fitzroy Golf Course is the prime high value land opportunity.

On 12 - Additional points are below . It will require a zone change to follow .

1. What are the steps involved by NPDC as the administering body under the Reserves Act in the revocation and disposal of public reserve land – are they;
 - Council takes possession (Ref #8 above)
 - Council determines whether any compensation for improvements will be paid
 - Consultation with the community
 - Consultation with Iwi
 - Consider General Policy for Administration of Reserves
 - Open Space , Sport and Recreation Strategy (ROSS)
 - Coastal Reserves Management Plan
 - Revocation by the Minister of Conservation after following such procedures as he (sic) determines.
 - Consider whether there is any requirement to offer the land back to the former owners or successors
 - ~~Others? – isn't this all too hard? –~~ Rezoning stage

Operative District Plan Provisions and proposed plan change provisions

From: Alan Bird
Sent: Monday, 12 February 2018 12:18 PM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: FW: Sale of Public Recreational Reserve (fitxroy Golf course)

Hi Peter,

Please see attached some questions from Richard Handley.

Can you please have a look at question

3 - provide a map

5 - are there other areas that you know of that would better suit development and raise \$35m ?

12 - are these steps correct and is anything missing ?

We can discuss the rest of the questions when we next catch up.

Thanks

Alan

From: Richard Handley

Sent: Friday, 9 February 2018 3:20 PM

To: Alan Bird <Alan.Bird@npdc.govt.nz>

Cc: Councillors Distribution List <councillorsdistributionlist@npdc.govt.nz>; Craig Stevenson <Craig.Stevenson@npdc.govt.nz>

Subject: Sale of Public Recreational Reserve (fitxroy Golf course)

Hi Alan, copied Craig and Councillors,

There is much to learn before being sufficiently briefed and be able to make a informed decision on the revocation and sale of this reserve land in the LTP.

I have attached a group of questions no doubt there are many more to be submitted by others.

I look forward to the workshop on this issue.

Cheers

Richard

Richard Handley JP

Councillor

0274660391

06 7574070

Lisa Lowe

From: Tuesday, 13 February 2018 9:15 PM
Sent: Neil Holdom
To:
Subject: Re: Fitzroy golf course development

Hi Neil,

Cheers,

On 13/02/2018, at 11:19 AM, Neil Holdom <Neil.Holdom@npdc.govt.nz> wrote:

Hi / , do you have a contact phone number?

Neil Holdom
Mayor
New Plymouth District Council
P +64 6 7596060 M +64 27 284 5875
www.newplymouthnz.com

From: I
Sent: Sunday, 11 February 2018 3:11 PM
To: Neil Holdom <Neil.Holdom@npdc.govt.nz>
Subject: Fitzroy golf course development

Hi Neil,

I am very concerned about proposals to develop the Fitzroy golf course for housing. I don't live in Fitzroy or play golf but as a family we often walk along that section of the coastal walkway or make a loop to Lake Rotomanu and back over the top of the top of the course. One of the magic things about this walk is that you feel like you have left the city behind and are out in open space - dunes, hills, trees - and no houses in sight.

I was dismayed a year or so back when I walked up the Huatoki track and realised that bush opposite the stream near Glenpark Ave wasn't reserve land and was being cleared for housing. It totally changes the feel of the walk - no longer feels like a bush walk. One of the amazing things about New Plymouth is that you can lose yourself in these green spaces right in town, but too easily they can become just a concrete path through some houses. We only get to lose these spaces once and I really don't want to see that happen to the coastal walkway.

The argument that only a small group of golfers are benefiting at present is misleading - the benefits extend to a much wider group - myself and family included. Subdividing the land will definitely ensure that it is only enjoyed by a small group of house owners - and we will never be able to reverse that.

I know you are trying to find funds for some worthwhile projects - like the coastal walkway extension (which indeed was one of the reasons I voted for you) - but it would be tragically ironic to extend the walkway at one end while degrading it at the other. *Regarding the walkway extension itself, I think a slow, staged development starting with just a dry weather track past the airport to join existing country lanes would be a great way to make progress and gather support while keeping costs manageable but I will send more on that separately.*

New Plymouth is growing, including a lot of infill housing. If anything we should be adding green space to keep it as a great place to live. That's challenging - but at all costs we have to hold on to the green spaces we already have - not just for everyone to enjoy now but for everyone to enjoy in 100 or 200 years time. The people that left these parks and reserves had great foresight - we need the same.

Best regards,

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Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:53 PM
To: Julie Straka
Subject: FW: Process for Reserve revocation Parts of Fitzroy Golf Course

From: Murray Greig
Sent: Tuesday, 13 February 2018 8:36 AM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: RE: Process for Reserve revocation Parts of Fitzroy Golf Course

Peter – just added some additional items highlighted

From: Peter Handcock
Sent: Tuesday, 13 February 2018 7:35 AM
To: Murray Greig <murray.greig@npdc.govt.nz>
Cc: Catherine Croot <Catherine.Croot@npdc.govt.nz>
Subject: Process for Reserve revocation Parts of Fitzroy Golf Course

Hi Murray – I think this came from you for the draft LTP. Can you check it again please . I am meeting with Catherine at 10. 30 am

1. What are the steps involved by NPDC as the administering body under the Reserves Act in the revocation and disposal of public reserve land – are they;
 - Council takes possession (Ref #8 above)
 - Council determines whether any compensation for improvements will be paid
 - Consultation with the community
 - Consultation with Iwi
 - Consider General Policy for Administration of Reserves
 - Sports and Open Spaces Recreation Strategy
 - Coastal Reserves Management Plan
 - Operative District Plan provisions and proposed plan provisions
 - Revocation by the Minister of Conservation after following such procedures as he (sic) determines.
 - Consider whether there is any requirement to offer the land back to the former owners or successors

Peter Handcock
Property Team Manager
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06 759 6060 Mobile: 027 280 0780



Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:53 PM
To: Julie Straka
Subject: FW: Sale of Public Recreational Reserve (fitxroy Golf course)
Attachments: LTP Questions related to sale of reserve land.doc

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Hi Alan, copied Craig and Councillors,

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I have attached a group of questions no doubt there are many more to be submitted by others.

I look forward to the workshop on this issue.

Cheers
Richard

Richard Handley JP
Councillor
0274660391

Questions related to sale of reserve land.

1. The description used by NPDC in the draft LTP for the development "*is part of Fitzroy Golf Course and an adjacent site near Weka Street*" Why do we persist in describing it as "part of Fitzroy Golf Club" (FGC) when actually it is the taking of public recreational reserve land once the current lessee's lease has expired? Isn't the fact that the FGC is the current lessee irrelevant?
2. The reserve stretches from Fitzroy camping ground to Lake Rotomanu – which portion is targeted for revocation and/or sale?
3. Can we please have a site plan showing these areas?
4. Will the unique wetland between Weka Street and Lake Rotomanu be guaranteed not to be disturbed during any development?
5. Why take this public reserve when we are not short of land for housing development and have other less valuable public reserve land?
6. How does the sale of this public reserve land "*generate sustainable public wealth*" as outlined in the LTP? Isn't this a sugar fix for 25 years at the loss of valuable land in perpetuity?
7. Has the land in question been formally valued?
8. The current lease to FGC is not perpetual but doesn't it have a right of renewal unless Council determines there is not "*sufficient need for the continued operation of the Fitzroy Golf Club*"?
9. How will the test of "sufficient need" be determined?
10. Will it possibly require negotiation with FGC for a voluntary surrender of the lease or a buy out?
11. How will Council prove that the land is not currently required for reserve or public recreation purposes?
12. What are the steps involved by NPDC as the administering body under the Reserves Act in the revocation and disposal of public reserve land – are they;
 - Council takes possession (Ref #8 above)
 - Council determines whether any compensation for improvements will be paid
 - Consultation with the community
 - Consultation with Iwi

- Revocation by the Minister of Conservation after following such procedures as he (sic) determines.
- Consider whether there is any requirement to offer the land back to the former owners or successors
- Others? – isn't this all too hard?

13. Competition with Commercial interests. Does the Council plan to undertake the development of the site as developer? - if so

- Isn't Council's job to support commercial and business ratepayer interests and not compete with them?
- Does council believe it has the required experience and skills to undertake this development?

14.

I acknowledge that I have accessed Council paper #1366252 dated 2012 as background info.

Lisa Lowe

From: Neil Holdom
Sent: Saturday, 10 February 2018 12:05 PM
To: Gordon Brown
Cc: Lisa Lowe
Subject: Re: Fitzroy Golf Club

Hello Gordon,

I think what's not understood based on the media coverage is the big picture.

NP has 1500 hectares of green space, I haven't got detailed comparisons of us vs other districts but our staff indicate we are in the top 20% in terms of green space in urban areas, possible top 10%.

Our view is that NPDC is highly unlikely to be able to fund upgrades to the aquatic centre or TSB stadium purely out of rates and debt and this has been reflected in the draft LTP and the previous LTP.

The other aspect to this is that the land development company would be looking at purchasing land on the city fringes for future development and this may include new green belts. So if the proposal proceeds NPDC landholdings will actually increase with council buying farmland on the urban fringe with a view to developing new subdivisions along with playgrounds and related reserves.

This proposal has not been widely engaged on by the media or public but is at the heart of the issue.

The entire golf club site could potentially yield >\$80 million but we are not proposing developing any more than half.

The club hosts 11,000 rounds, the aquatic centre hosts 300,000 visits, I don't have numbers of the TSB stadium but suspect the usage would be in excess of 100,000 and as for the walkway to Waitara it's hard to say what use it would get but we know the cycle trust at Hickford Park have a counter that peaked at 12,000 visits in a week.

So, while I have an open mind on the development and will base my decision on the submissions etc, I don't accept the view we should reject the option outright based on the green space issue or the view the golf club at nine holes would leave a large gap in the wider New Plymouth community in terms of affordable golf courses.

Regards

Neil Holdom
New Plymouth District Mayor
P +64 27 284 5875

Sent from my iPhone

On 10/02/2018, at 11:17 AM, Gordon Brown <gordon.brown@npdc.govt.nz> wrote:

Hi Lisa, Neil, the "hui" on Monday is for board and management of Sport T to be aware of all the issues surrounding Fitzroy GC and form an opinion.

To that end I circulated Neil's answers to Stafford Cr Jono Erwood's questions, but if you would like to add anything Neil, I would be happy to circulate or read out to everyone regards

GB

From: Lisa Lowe
Sent: Friday, 9 February 2018 5:04:40 p.m.
To: Gordon Brown
Subject: RE: Fitzroy Golf Club

Hi Gordon

I just wanted to check in regarding the hui you mention below for Monday. I don't have anything in Neil's calendar. Are you able to let me know if Neil should be there and when.

Thanks
Lisa

From: Gordon Brown
Sent: Thursday, 8 February 2018 4:00 PM
To: Alan Bird <Alan.Bird@npdc.govt.nz>
Cc: Neil Holdom <Neil.Holdom@npdc.govt.nz>
Subject: Fw: Fitzroy Golf Club

Hi Neil, Alan, you can see below some questions from Stratford Cr Jono Erwood, who is a member of the trust, regarding the Fitzroy G C proposal.

Would it be possible to get answers to those questions before our hui on Monday to discuss the issue. That would be very helpful. regards and thanks

GB

From: Jono Erwood
Sent: Wednesday, February 7, 2018 6:24 PM
To: MAREE JUDD
Cc: Gordon Brown ; J
TAMATI ; ROB HAVESWOOD ; IHEKESE CARIBDELL ; HANNAH KELLY ; GUY HONNOR ; CLAIRE WHITE ; HOWIE
Subject: Re: Fitzroy Golf Club

Team:

Howie has raised a few good questions. I have a few questions myself about this. Can anyone assist in answering these?

- How many casual players play each year?
- Is the membership increasing?
- What portion of the Club area will be taken?
- How much ground surrounding the course is available?
- Other members thoughts?

Thanks.

Jono Erwood  

Traditionally NPDC has gone for options 2 and 3 but this council believes it is worth our community considering option 4.

So we have proposed developing land to fund new projects like the Coastal Walkway link from Bell Block to Waitara, Water Infrastructure or upgrades to existing facilities like the Todd Energy Aquatic Centre or TSB Stadium.

The council land we are talking about is part of Fitzroy Golf Course and an adjacent site near Weka Street. This information was published last year and provided to Media. No other parks. No other reserves.

I met with the club's leaders twice last year to discuss the proposal and support their long term future at the site, potentially at a reduced nine holes. The club's leadership were pragmatic and professional to deal with and while they don't support the proposal they understand the issues Council is grappling with.

Council is suggesting half of the proceeds of any section sales be used to fund large capital projects and half reinvested into buying more land to develop in the future, creating a new perpetual land development business.

So we have some big decisions to make in 2018 and we look forward to hearing what our people think about how we fund the future of this fantastic district.

Regards

Neil Holdom

Mayor

New Plymouth District Council

P +64 6 759 6060

Sent from my iPad

Lisa Lowe

From: Richard Handley
Sent: Friday, 9 February 2018 3:20 PM
To: Alan Bird
Cc: Councillors Distribution List; Craig Stevenson
Subject: Sale of Public Recreational Reserve (fitxroy Golf course)
Attachments: LTP Questions related to sale of reserve land.doc

Hi Alan, copied Craig and Councillors,

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I look forward to the workshop on this issue.

Cheers
Richard

Richard Handley JP
Councillor
0274660391
06 7574070

Lisa Lowe

From: Jim Tucker <jimtuckermedia@gmail.com>
Sent: Thursday, 8 February 2018 4:39 PM
To: Neil Holdom
Subject: Live article on council plans for land development

Hi Neil

Irena wants me to have a look at your plans for land development as per the Fitzroy Golf Club deal and beyond.

Could I come and have a talk to you early next month please.

Regards

Jim Tucker

Jim Tucker @ **JIMTUCKERMEDIA**

021-757-863

Email: jimtuckermedia@gmail.com

Website: [JimTuckerMedia](#)

Lisa Lowe

From: Neil Holdom
Sent: Thursday, 8 February 2018 4:24 PM
To: Gordon Brown; Alan Bird
Subject: RE: Fitzroy Golf Club

Hi Gordon,

From newspaper reports, letters to the newspaper and social media my understanding is:

- The Club has around 250 members
- A total of 11,000 rounds of golf were played in the last year
- The club is currently on a membership drive and is offering discounted social memberships to non players for \$20

From Council perspective:

- In terms of the land development proposal, we have not developed a detailed subdivision plan as we wanted to take the proposal out for public consultation to see whether the community wanted council to pursue this option before spending any significant ratepayer funds on a detailed plan.
- What we have discussed with the club is that if the proposal were to proceed around half of the golf course land would be developed, probably slightly less than half, with the design of the development and a new nine-hole course being integrated to complement each other and avoid safety issues like stray balls etc.
- We have also committed to retain the green belt along the coast, so any development would be on the inland side.
- Also worth noting we advised the club that if the proposal went ahead NPDC would provide some funding as part of the cost of development to assist the club to transition to nine holes – ie we would look after the club and mitigate the impact on them by helping them create and quality nine hole course.
- Also worth noting half the funds from any development has been tagged for the walkway development to Waitara and following that future flagship projects to be determined by the community but two high profile possible projects being Todd Energy Aquatic Centre Redevelopment and TSB Stadium Redevelopment.

Regards

Neil Holdom
Mayor
New Plymouth District Council
P +64 6 7596060 M +64 27 284 5875
www.newplymouthnz.com

From: Gordon Brown
Sent: Thursday, 8 February 2018 4:00 PM
To: Alan Bird <Alan.Bird@npdc.govt.nz>
Cc: Neil Holdom <Neil.Holdom@npdc.govt.nz>
Subject: Fw: Fitzroy Golf Club

Hi Neil, Alan, you can see below some questions from Stratford Cr Jono Erwood, who is a member of the trust, regarding the Fitzroy G C proposal. Would it be possible to get answers to those questions before our hui on Monday to discuss the issue. That would be very helpful. regards and thanks

GB

From: Jono Erwood
Sent: Wednesday, February 7, 2018 6:24 PM
To: I
Cc: HAVESWOOD ; THERESE CAMPBELL ; HANNAH KELLY ; GUY HONNOR ; CLAIRE WHITE
Subject: Re: Fitzroy Golf Club

it ; Gordon Brown ; ; HOWIE TAMATI ; ROB

Team:

Howie has raised a few good questions. I have a few questions myself about this. Can anyone assist in answering these?

How many casual players play each year?

Is the membership increasing?

What portion of the Club area will be taken?

How much ground surrounding the course is available?

Other members thoughts?

Thanks.

Jono Erwood

Lisa Lowe

From: Stacey Hitchcock
Sent: Thursday, 8 February 2018 4:08 PM
To: Neil Holdom
Subject: Reserve land

From: Liam Hodgetts
Sent: Tuesday, 19 December 2017 7:03 PM
To: Stacey Hitchcock <Stacey.Hitchcock@npdc.govt.nz>
Cc: Alan Bird <Alan.Bird@npdc.govt.nz>
Subject: RE: Reserve land

Hi Stacey,

The councils guiding document for making decisions in regard to Open Space is the Open Space, Sport and Recreation Strategy (<http://www.newplymouthnz.com/-/media/NPDC/Documents/Council%20Documents/Plans%20and%20Strategies/Open%20Space%20Sport%20and%20Recreation%20Strategy.aspx>). Developed in 2015 the strategy determined (through a detailed stocktake) that we are well provided with Open Space, particularly regarding how accessible it is.

New Plymouth

Question	Categories to be included	Percentage
Dwellings within 400m of any open space	All	99.80%
Dwellings within 500m of any open space	All	99.99%
Dwellings within 500m of neighbourhood open space	Neighbourhood, Sports and recreation	83.99%
Dwellings within 700m of neighbourhood open space	Neighbourhood, Sports and recreation	92.87%
Dwellings within 500m of a recreation and ecological linkage	Pathway Networks	92.06%
Dwellings within 700m of a recreation and ecological linkage	Pathway Networks	98.17%
Dwellings within 1000m of a recreation and ecological linkage	Pathway Networks	99.73%

We have nothing that benchmarks us nationally. Ecologically speaking we have advice from Waikato University we have the highest % of ecological areas within the urban area.

The strategy does identify areas of un-used reserve land (surplus land) but it did not consider Coastal Reserves which Fitzroy Golf Club sits within as this is a coastal reserve.

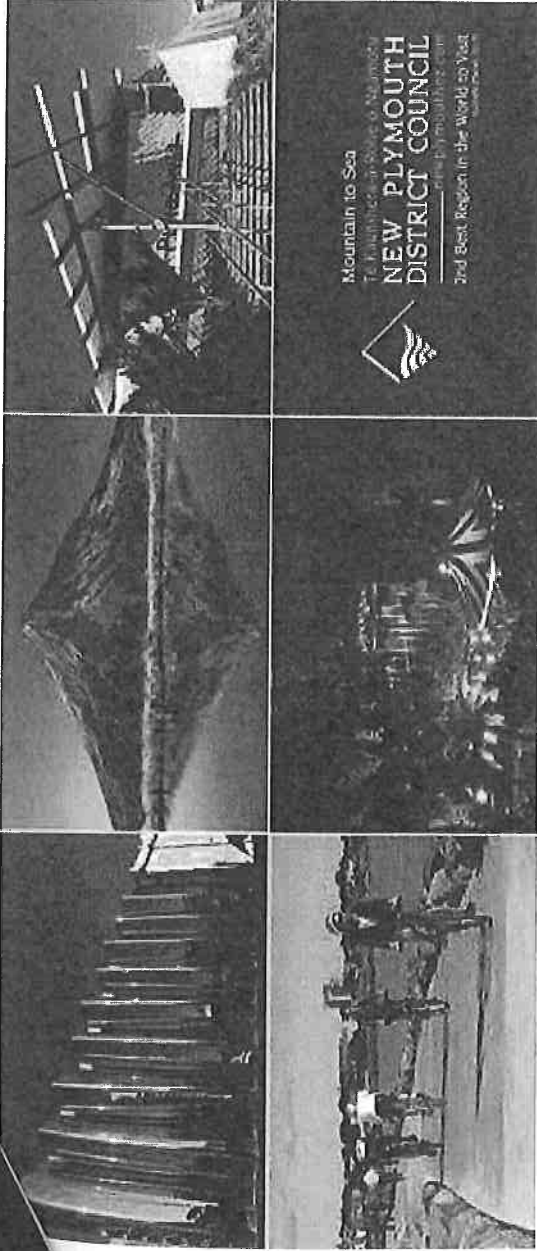
The strategy does include a matrix that assists decision-making. If decisions are made on the land-development business (the current focus of the debate) then the next steps in regards to Fitzroy Golf Club are likely to be as follows:

- Assess the strategic need for the Open Space against the Open Space Strategy. This includes consideration of recreational, biodiversity and cultural values.
- If the decision is made to dispose then a formal process needs to be entered into to revoke the reserve status under the Reserves Act. This involves notification and consultation with the community with the final decision lying with the Department of Conservation.
- Approval of Properties for Sale and Method of Sale Policy would also be applicable <http://www.newplymouthnz.com/-/media/NPDC/Documents/Council%20Documents/Plans%20and%20Strategies/Open%20Space%20Sport%20and%20Recreation%20Strategy.ashx>.

It is noted that the regional sports facilities Strategy is signaling that there is the opportunity for Golf Clubs to be rationalized (due to an oversupply). This strategy will be reported to Council in the new year.

Ngā mihi

Liam Hodgetts
Group Manager Strategy
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06 759 6060



From: Stacey Hitchcock

Sent: Tuesday, 19 December 2017 12:05 AM

To: Liam Hodgetts

Subject: Reserve land

Hi Liam

Further to our conversation, if you are able to send through any relevant information regarding the amount of reserves we have, and how this relates to our open spaces/parks/reserves strategy etc (how much do we need to provide, are we under or over surplus).

Also, any other guiding documents we as local government use to determine the acquisition or disposal of reserve land.

Also, if there has ever been any comparisons between different regions on the amount of reserve land provided that could be useful i.e I understand we have a large amount of green space in our city - how do we compare to other regions?

Any clarification let me know,

Thanks
Stacey

Stacey Hitchcock | New Plymouth District Councillor

Lisa Lowe

From: Gordon Brown
Sent: Thursday, 8 February 2018 4:00 PM
To: Alan Bird
Cc: Neil Holdom
Subject: Fw: Fitzroy Golf Club

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Other members thoughts?

Thanks.

Jono Erwood 

Lisa Lowe

From: Alan Bird
Sent: Wednesday, 7 February 2018 2:55 PM
To: John Williams
Cc: Councillors Distribution List; Craig Stevenson
Subject: RE: Fitzroy Golf Course

Hi John,

The current lease expires in 2023.

There are no rights of renewal after that.

We have a legal opinion that confirms that position.

Regards
Alan

From: John Williams
Sent: Monday, 5 February 2018 3:19 PM
To: Alan Bird <Alan.Bird@npdc.govt.nz>
Cc: Councillors Distribution List <councillorsdistributionlist@npdc.govt.nz>
Subject: Fitzroy Golf Course

Hi Alan,
A question regards Fitzroy Golf Course.

It was stated in the Taranaki Daily News last week by John Williamson that the Golf Club had a right of renewal for their lease for another 21 (?) years after their present lease expires in 2013 (?).

It was stated that this was approved by NPDC in 2012.

Is this correct? If so what implications will this have on the LTP moving forward.

Regards
John Williams

Sent from my iPad

Lisa Lowe

From: Colin Johnston
Sent: Monday, 5 February 2018 8:54 PM
To: Neil Holdom
Subject: Re: re fitzroy Golf club land

Hi Neil

They interviewed me this morning and I didn't hear the interviewer say which station it was as I was getting ready to answer. But I am pretty sure it was newshub .

Hope I got the message over to them. Jacs gave me some points on what to say. I hope I can hear it myself.

Cheers

Councillor Colin Johnston
New Plymouth District Council
North Ward
"Working together in our Community"
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M. 021-131-6699
W. (06) 759-8290

On 5/02/2018, at 8:37 PM, Neil Holdom <Neil.Holdom@npdc.govt.nz> wrote:

Thanks Colin, much appreciated, I heard you were in the radio today talking about Waitara growing. Which station - I'd love to see if I can find a stream of the interview?

Regards

Neil Holdom
New Plymouth District Mayor
P +64 27 284 5875

Sent from my iPhone

On 5/02/2018, at 8:34 PM, Colin Johnston <colin.johnston@npdc.govt.nz> wrote:

Hello Your Worship.

Please see an email that I received and I have replied to , for your information.
Cheers

Councillor Colin Johnston
New Plymouth District Council
North Ward

"Working together in our Community"

P. (06) 754-6216

M. 021-131-6699

W. (06) 759-8290

Begin forwarded message:

From: Colin Johnston <colin.johnston@npdc.govt.nz>

Date: 5 February 2018 at 8:25:31 PM NZDT

To: I

Subject: Re: re fitzroy Golf club land

Good Evening!

Thank you for your email about the Fitzroy Golf Club.

I can assure you that we do not have an arrogant Mayor .

The matter of the Airport has been decided.

As far as I know there has been no Councillor that has made up their mind on the Fitzroy Golf Club, and are all open minded ready to listen to the submitters.

We must as Councillors look at all suggestions and proposals that come from within Council and from members of the community like you.

It is a very interesting proposal and I have spoken to many people for and against this proposal already.

I would add that while

"bud", is at odds with my idea of being a Councillor , as we must listen to our ratepayers and

.. would know that we must listen to all aspects of any proposal.

Kind Regards

Councillor Colin Johnston
New Plymouth District Council

North Ward
"Working together in our Community"
P. (06) 754-6216
M. 021-131-6699
W. (06) 759-8290t

On 5/02/2018, at 7:27 PM, F... wrote:

----- Original Message -----
Subject: re fitzroy Golf club land
Date: Mon, 05 Feb 2018 19:24:47 +1300
From: !
To: colin.johnston@npdc.co.nz

Dear Councillor,
I write to support the idea that the inclusion of the proposed development of the Fitzroy Golf Club land in the latest annual Plan be struck out before it comes to fruition. The idea of doing anything with the land is completely unacceptable. As rightly says this MUST be nipped in the bud immediately. That of course requires that some of you must therefore stand against it as soon as possible. To continue with these ideas will be a further drain on council funds AGAINST the will of the residents of the district. It will involve residents having to spend time and money preparing submissions which, if things are heard in the same manner of the Airport upgrade hearings will be futile against a predetermined council. I had started to draft a submission even before your suggestion (that it should be dropped from the plan entirely). That draft submission follows but is just that, a draft. In the event that it becomes necessary it will be further developed but it will be made. There are other matters I would like to cover.
We ended up with a giganticly expensive airport upgrade simply to satisfy the whims and fancies of our rather arrogant Mayor. We must NOT let that happen again.

I am more than willing to discuss this matter with any councillor, My contact details are

My draft submission follows:

This council is established and operates under, and hopefully abides, the provisions of the Local Government Act 2002. The council is required by law to prepare a long-term plan and also an annual plan. The Long term plan is a document required under the Local Government Act 2002 to set out a local authority's priorities in the medium to long term. An annual plan must also be prepared by a council, and it must be adopted before the commencement of the year in which it is to operate. The purpose of the annual plan is set out in the Local Government Act 2002, section 95 (5).

Inter alia that section dictates that

"The purpose of an annual plan is to—

- (a) contain the proposed annual budget and funding impact statement for the year to which the annual plan relates; and
- (b) identify any variation from the financial statements and funding impact statement included in the local authority's long-term plan in respect of the year; and
- (c) provide integrated decision making and co-ordination of the resources of the local authority; and
- (d) contribute to the accountability of the local authority to the community."

In addition the whole of S95 is subject to a clause which states "a local authority must consult in a manner that gives effect to the requirements of section 82 before adopting an annual plan under this section."

Section 82 sets out in detail how a council will go about consultation, and specifically details who is to be consulted with and how that

consultation is to be carried out.

Specifically, at s82(1)(e) it states:

"that the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration:"
and at s82(1)(f):

"that persons who present views to the local authority should have access to a clear record or description of relevant decisions made by the local authority and explanatory material relating to the decisions, which may include, for example, reports relating to the matter that were considered before the decisions were made."

The underlining is mine and is not in the Act.

But what comes immediately to mind is what happened in the consultation (if you can call it that) last year, on the works currently proceeding to upgrade the airport. There submissions were called for and a considerable number were received. Concerned citizens and ratepayers put considerable time and effort into presenting submissions, many making the effort to present their submissions in person, only to be largely ignored with the council going directly to a vote as soon as the last submission was concluded. This after some councillors admitted to not even reading the earlier submissions but relying on some rather biased (how could they be otherwise?) resumes from council staff.

To me that did not comply with the spirit of s82(1)(f).

Now we have the situation where we have a mayor who has publically stated (even before he was elected) that he wants to carve up the Fitzroy Golf course and propel this council into the land development field. And, as recently as January this year has stated that the Fitzroy Golf Course only benefits about 250 people. That is completely wrong. It affects all residents and visitors, by it's very openness.

That is simply not right for the Council to involve itself in this sort of land development. It is not the role of a local authority to do such a thing. The council should be aware of what their role is. It is clearly set out for them in the Local Government Act 2002.

If the mayor wants to get involved in land development matters I suggest he should use his own money and see just how difficult a field it is to operate in. Sure money can be made but money can be lost too, and often is. I admit that at this stage I have not addressed the legal status of the

land comprising the Fitzroy Golf Course and neither do I have any direct link with the land and nor am I a golfer.

I do however have some experience

as a fellow of the NZ Institute of Surveyors), and as a long serving Commissioner of the Environment Court that it is not a simple matter to revoke reserve status on any parcel of land. It is dependent of course on how the status came to be attached to the land in the first place but as a general rule, when a council decides that the reserve status is no longer required it must, as a matter of law be offered to the person it was acquired from (or their descendants). Sometimes the status can only be revoked by a Government Minister (Lands or Conservation). (There was, and maybe still is, a provision under the Public Reserves, Domains and National Parks Act 1928 that there can be no dealing with any public reserve except in conformity with the trusts upon which the reserve is held, without a specific legal authority. By that I presume, an Act of Parliament.)

Putting all that to one side and assuming those hurdles are overcome, our worthy mayor tells us we will have a fund where we will be able to invest in other land elsewhere. If it were really that simple everyone would want to be land developers.

And wouldn't there be conflicts with the council being both developers and the Resource Development consent authority at the same time? I suspect existing land developers will be extremely unhappy with that.

 Lisa Lowe

From: C [redacted]

Sent: Monday, 5 February 2018 6:14 PM

To:

Cc: Neil Holdom; Richard Jordan; Shaun Biesiek; Gordon Brown; Murray Chong; Harry Duynhoven; Richard Handley; Stacey Hitchcock; colin.johnson@npdc.govt.nz; John Mcleod; Alan Melody; Mike Merrick; Marie Pearce; Roy Weaver; John Williams; daisylean@xtra.co.nz; Matthew Rilko

Subject: Re: Re Fitzroy Golf Club land

Dear [redacted]

Thank you for copying me in to your email to the New Plymouth District Councillors.

Please note that I am not one of them, I am of course a Taranaki Regional Councillor but I chaired the recent Public Meeting about the Golf Course and commented to the media as a resident and ratepayer of our wonderful district.

This is an issue for the NPDC councillors to resolve...

Personally, I wholeheartedly support you taking the initiative here and sincerely hope that ~~the~~ reading your email consider that as a ~~the~~ the points you have raised certainly carry a great deal of authority and weight.

Warm regards

> On 5/02/2018, at 5:13 PM, Paul <Paul@catchpole.co.nz> wrote:

>

> Dear Councillor,

> I write to support

> idea that the inclusion of the proposed development of the Fitzroy Golf Club land in the latest annual Plan be struck out before it comes to fruition. The idea of doing anything with the land is completely unacceptable. As Councillor Williamson rightly says this MUST be nipped in the bud immediately. That of course requires that some of you must therefore stand against it as soon as possible. To continue with these ideas will be a further drain on council funds AGAINST the will of the residents of the district. It will involve residents having to spend time and money preparing submissions which, if things are heard in the same manner of the Airport upgrade hearings will be futile against a predetermined council.

- > I had started to draft a submission even before suggestion (that it should be dropped from the plan entirely). That draft submission follows but is just that, a draft. In the event that it becomes necessary it will be further developed but it will be made.
- > There are other matters I would like to cover.
- > We ended up with a gigantically expensive airport upgrade simply to satisfy the whims and fancies of our rather arrogant Mayor. We must NOT let that happen again.
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- > for the year to which the annual plan relates; and
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- > impact statement included in the local authority's long-term plan in
- > respect of the year; and
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- > resources of the local authority; and
- > (d) contribute to the accountability of the local authority to the community."
- > In addition the whole of S95 is subject to a clause which states "a
- > local authority must consult in a manner that gives effect to the requirements of section 82 before adopting an annual plan under this section."
- > Section 82 sets out in detail how a council will go about consultation, and specifically details who is to be consulted with and how that consultation is to be carried out.
- > Specifically, at s82(1)(e) it states:
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- > The underlining is mine and is not in the Act.

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> To me that did not comply with the spirit of s82(1)(f).

> Now we have the situation where we have a mayor who has publically stated (even before he was elected) that he wants to carve up the Fitzroy Golf course and propel this council into the land development field. And, as recently as January this year has stated that the Fitzroy Golf Course only benefits about 250 people. That is completely wrong. It affects all residents and visitors, by it's very openness.

> That is simply not right for the Council to involve itself in this sort of land development. It is not the role of a local authority to do such a thing. The council should be aware of what their role is. It is clearly set out for them in the Local Government Act 2002.

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> I admit that at this stage I have not addressed the legal status of the land comprising the Fitzroy Golf Course and neither do I have any direct link with the land and nor am I a golfer.

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that it is not a simple matter to revoke reserve status on any parcel of land. It is dependent of course on how the status was acquired. In the first place but as a general rule, when a council decides that the reserve status is no longer required it must, as a matter of law be offered to the person it was acquired from (or their descendants). Sometimes the status can only be revoked by a Government Minister (Lands or Conservation).

> (There was, and maybe still is, a provision under the Public Reserves,

> Domains and National Parks Act 1928 that there can be no dealing with any public reserve except in conformity with the trusts upon which the reserve is held, without a specific legal authority. By that I presume, an Act of Parliament.) Putting all that to one side and assuming those hurdles are overcome, our worthy mayor tells us we will have a fund where we will be able to invest in other land elsewhere. If it were really that simple everyone would want to be land developers.

> And wouldn't there be conflicts with the council being both developers and the Resource Development consent authority at the same time? I suspect existing land developers will be extremely unhappy with that.

>
>

Lisa Lowe

From: John Williams
Sent: Monday, 5 February 2018 3:19 PM
To: Alan Bird
Cc: Councillors Distribution List
Subject: Fitzroy Golf Course

Hi Alan,
A question regards Fitzroy Golf Course.

It was stated in the Taranaki Daily News last week by John Williamson that the Golf Club had a right of renewal for their lease for another 21 (?) years after their present lease expires in 2013 (?). It was stated that this was approved by NPDC in 2012.

Is this correct? If so what implications will this have on the LTP moving forward.

Regards
John Williams

Sent from my iPad

Lisa Lowe

From: Neil Holdom
Sent: Tuesday, 30 January 2018 9:07 PM
To: Mel Cook
Subject: Re: LTP Consultation process

Thanks Mel, great feedback and very welcome

Sent from my iPhone

On 30/01/2018, at 8:57 PM, Mel Cook < > wrote:

Hello Mayor Holdom,

Neil I sat in on the workshop today to hear about the "I care about....." presentation and found it really informative, although I do appreciate it is not for release until after the auditors have approved it. I'm really writing to express my support of your idea for selling part of the Fitzroy Golf Club and thought that there is no point in keeping this to myself!

I started playing golf in 1976 when living in Stratford and then later in Inglewood when I moved here in 1989/90. I've held the position of President (4 years) and Treasurer (2 years) at Inglewood GC and in those roles became familiar with what happens at other clubs. Since that time I have been critical of whether there should even be a club at Fitzroy, as opposed to a municipal course like Chamberlain Park in Auckland and many in Australia.

I'd like to give you some facts about Fitzroy GC, gleaned from publicly available documentation and apologies if you already know these details;

- The course is set on 95 acres of land and not all that land is either part of the course proper or doesn't need to be (Inglewood GC is an 18 hole course set on 69 acres)
- Membership at Fitzroy is 258 members; 212 male and 46 female
- The club was established in 1936 (presume it has been at the current location for all that time).
- The biggest income earner behind subscriptions is Green Fees, at around \$45,000 a year (2016=\$43,727; 2015=\$46,575)
- Fitzroy is one of 20 golf clubs in Taranaki from Patea through to Urenui. This for a population of 118,000 (Statistics NZ 2017), so a club per 5,900 population. This compares with 25 clubs in the Auckland Region with a population of c1.5 million and one club per 60,000 population.
- It has been a long-held view of many that Taranaki has too many golf clubs, with there being seven clubs within a 19km radius from the Centre City Shopping Complex.

In my view the course should not be home to an incorporated club. I know they pay rates as well as the \$8,293pa lease, but the club didn't have to purchase the land at any stage, like most other Taranaki Clubs and the lease value would have been much less earlier on. Fitzroy could reconfigure their layout to remain an 18 hole course or, it could be a 9 hole layout with alternate greens, thus allowing 18 holes on a 9 hole layout or, simply be a 9 hole course.

Waitara Golf Club is also operating on NPDC land by leasing approximately 69 acres and maybe this club with only 91 members would be another option for housing development?

I think Urenui GC might also be on NPDC leased land too? But of course it's unlikely that Urenui would be redeveloped.

I hope you press on with encouraging this discussion as I believe it has merit.

Some other thoughts from items that were discussed by Councillors today, if I may please?

- I wonder if the phrase "targeted rates" should be more widely used, rather than further 'borrowing'. People will understand that financing a replacement of the family car is further borrowing, but as the new debt is specifically for the car and is over a finite timeframe, repayment is targeted and it isn't necessarily seen as just more debt, in a general sense. As you acutely aware, an awful lot of these issues are all about the communication.
- Breakwater Bay Marina proposal – has anyone ever thought of a the feasibility of establishing a marina at Waitara? It would require regular dredging of the rivermouth, but could potentially offer a really safe harbour and easily accessible. There is already a safe boatramp and adjacent to that is an area of wetland that could be redeveloped into a marina. This facility would also offer huge economic benefits to Waitara.

Neil, that's my tuppence worth and I hope I haven't been too forward here. No doubt we'll catch up at some stage!

Kind regards,

Mel

Mel Cook JP, Inglewood Community Board Member

86 Dudley Road, RD 6, Inglewood, New Zealand

Home phone : +64 6 7568733 Home Fax : +64 6 7568732

Mobile : +64 274 426943

Lisa Lowe

From: Lisa Lowe
Sent: Tuesday, 30 January 2018 3:49 PM
To: Neil Holdom
Subject: FW: Voice Mail (37 seconds)
Attachments: +64274495572 (37 seconds) Voice Mail.mp3

Hi Neil

A voicemail message for you. re: The Fitzroy Golf Club from a man called (at 9 hole course is fine, nothing wrong with it and developing/using funds elsewhere.

Thinks the proposal at the Golf Course is well worth considering, thinks the

Thanks

Linley

From: Microsoft Outlook On Behalf Of +6
Sent: Tuesday, 30 January 2018 2:32 PM
To: Lisa Lowe <Lisa.Lowe@npdc.govt.nz>
Subject: Voice Mail (37 seconds)

You received a voice message from _____

Caller-Id: _____

Lisa Lowe

From: Sharon Bruce
Sent: Tuesday, 30 January 2018 1:56 PM
To: Julie Straka; Lisa Lowe
Subject: CSM18/501643 - feedback Fitzroy Golf Club land
Attachments: View Application Process ID 534147.cilink

Hi Julie and Lisa (I know you're on AL, keeping you in the loop in case this generates a few calls ☺)

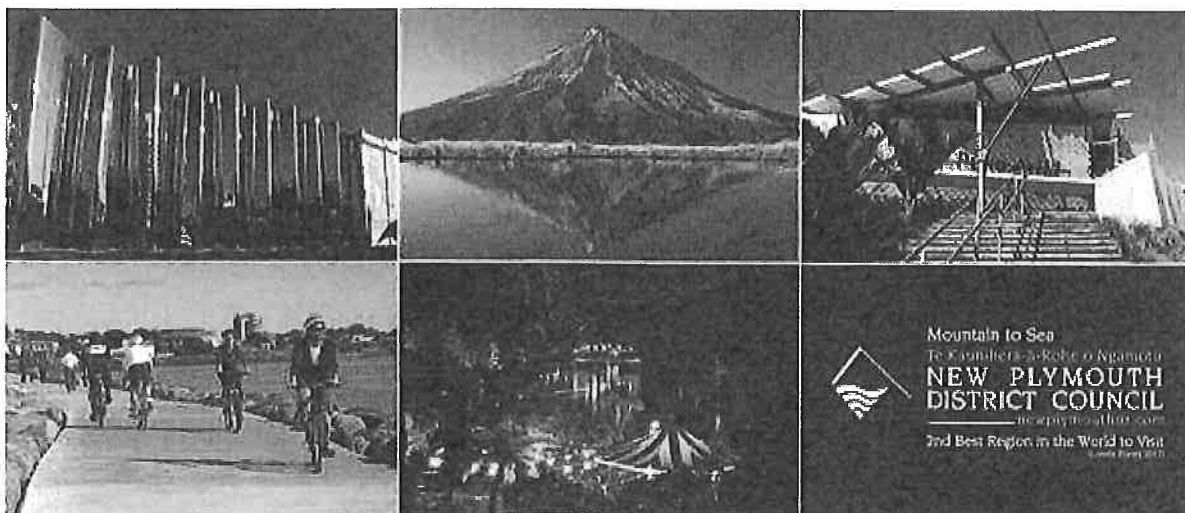
Feedback received as per below. I have closed the call noting it was forwarded to you both.

Customer did not require a response. Thanks.

Sharon Bruce

Customer Services Lead

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342 | Ph 06-759 6060
www.newplymouthnz.com | [Facebook](#) | [Twitter](#)



From: <...>
Sent: Tuesday, 30 January 2018 8:14 AM
To: <...>
Subject: New Request logged: CSM18/501643

Hi

A request has been logged and you have been nominated as the responsible officer. Please action the following request:

Request ID: CSM18/501643
Received By: <...>
Referred To: CSM - Customer Service Manager
Request Group: CSMGMNT
Request Type: CSMFEEDBK, Feedback/Opinion (10 days)

Date Received: 30-Jan-2018 08:14:11

Workgroup: CUSTSERVIC

Priority:

Source: Email

Customer Type:

Call Back: Not Required

Caller's Address:

!

F

Home Ph: _____

Work Ph: _____

Fax: _____

Mobile Ph: _____

Email: _____

Problem Location:

Address:

Location Owner(s):

Property Number: 0

Full Details:

Feedback/Opinion (10 days) received via enquiries 29/01/2018 8:00 PM

I wish to make some comments about the proposed sell-off of council land where the current Fitzroy Golf Club is situated. I do not live in the nearby area (I live in the RD1 area up Carrington Road) but often walk along the Coastal Walkway, and it is the undeveloped nature of the walkway from East End Beach out to Bell Block that gives it its charm. I am strongly opposed to any development of land along the walkway, including the current Fitzroy Golf Club land

Thank You

Administrator

Lisa Lowe

From: Lisa Lowe <lisa.lowe@npdc.govt.nz>
Sent: Tuesday, 30 January 2018 9:57 AM
To: Neil Holdom
Subject: Re: I

Hi Neil

Cheers for your quick and depth reply.

I had a similar conversation with P Tennant. I always fail to see why rates keep having to go up.

2017 rates paid for those projects in 2017. When those projects are finished, new projects can be paid for with 2018 rates. It is simple budgeting. If you don't have the money you don't start new projects. Successive councils always seem to want to stamp their mark with some flash scheme of some sort to justify their tenure. As the sewerage scheme from Oakura proved, councils generally do not have the project management discipline required. Possibly because they know there is always more money if they stuff it up.

Cut your cloth as the old saying goes.

Regards

On 30/01/2018 7:54 AM, "Neil Holdom" <Neil.Holdom@npdc.govt.nz> wrote:

Hi Lisa, cheers mate.

We have put the idea out for consultation and the idea has been supported as worth having a public debate on by the majority of councillors with the view NPDC would be the developer and the public would make the millions.

There are 36 hectares of land under the course and we are talking about 16-18 hectares raising about \$40 million.

Half would be used to fund big infrastructure projects and the other half to buy more land on the city fringes for New Plymouth District Council to develop. We didn't take this lightly and realised it would cause some strong public debate.

However, people continue to tell us they are concerned about rate rises, they don't want big increases like they have seen in the past and so we have provided some options and will be running a comprehensive consultation programme over the summer and autumn to collate feedback.

If this project goes ahead it will be the people of NP that make the money.

We are trying to balance the needs of 80,000 people and there are 20 golf clubs in Taranaki, too many according to various people in sport and golf with many struggling.

So we have put this option out there for people to consider and won't make a decision on this until June so plenty of time for people to have their say.

Regards

Neil Holdom

Mayor
New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

- > On 30/01/2018, at 7:19 AM, --
- >
- > Hi Neil
- >
- > You may remember me from the Taranaki newspaper days.
- >
- > I just wanted to make comment about the Fitzroy golf club plan.
- >
- > This is an idea of philistines. We need to keep areas like this. Its what makes NP such a beautiful city.
- > A more cynical person might wonder if there is someone at the back of this idea. All the developers will be absolutely salivating at the idea of this beautiful spot being carved up for one of them to make millions from.
- >
- > Yours Faithfully
- >
- >]

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Statements in this email and any attachments do not necessarily reflect the views of New Plymouth District Council.

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This email has been filtered by SMX.
For more information visit <http://smxemail.com>

Lisa Lowe

From: Neil Holdom
Sent: Tuesday, 30 January 2018 7:54 AM
To:
Subject:

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Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

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- > Yours Faithfully
- >
- >

Lisa Lowe

From: Lauren Paddy <lauren.paddy@mediaworks.co.nz>
Sent: Tuesday, 30 January 2018 6:36 AM
To: Neil Holdom
Subject: Newshub radio interview request re: Fitzroy Golf Club

Good morning,

Lauren Paddy from Newshub radio here - hope all is well!

We're running a few stories about the public meeting to save Fitzroy Golf Club, and frustrations around the reasoning.

Hoping to get you on the phone for a quick pre-recorded interview about this at some stage this morning, just to discuss why you're in favour of selling half of it off as mentioned in the ten-year plan write up.

If you're happy to chat, what's the best number to get you on?

Thank you so much!

Warmest regards,

LAUREN PADDY | REPORTER | NEWSHUB | MEDIAWORKS | 027 722 7975 | (09) 928 9000 EXT. 9709 | 3 Flower Street, Eden Terrace | Private Bag 92624, Symonds Street, Auckland 1150

Attention:
The information contained in this message and/or attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender, and delete the material from any system and destroy any copies.
Thank you.

Lisa Lowe

From: Neil Holdom
Sent: Monday, 29 January 2018 5:05 PM
To: Jacqueline Baker
Subject: Re: Helen Harvey response with legal approval - good to go???

Minor tweak, adding and paying golfers - good for release

Sent from my iPhone

On 29/01/2018, at 4:57 PM, Jacqueline Baker <Jacqueline.Baker@npdc.govt.nz> wrote:

I welcome the debate about how we fund our future and get the balance right. This discussion is about who pays, when they pay, how they pay and how we get the right mix of borrowing, rates and other options. It's about investing in something now, that will pay off for future generations and not lumbering our children with debts, running down infrastructure or avoiding environment problems.

This land development proposal represents only about 1% of our district's green space and let's remember it's not a public access free space, but rather restricted for the enjoyment of the 250 club members and other paying golfers.

We are advocating developing part of this publicly owned land to fund new or improved flagship projects for our 80,000 residents, like extending the Coastal Walkway from Bell Block to Waitara, developing our aquatic centre or our TSB Stadium or other projects that the people of Taranaki would like in the future. **In terms of the legal position, a right of renewal was originally included in the 1983 lease and was exercised in July 2002. I've been advised there is nothing to suggest the right of renewal is perpetual.**

Mayor of the New Plymouth District Neil Holdom.

From: Helen Harvey [<mailto:helen.harvey@dailynews.co.nz>]
Sent: Monday, 29 January 2018 2:47 PM
To: Charles Woollin <Charles.Woollin@npdc.govt.nz>
Subject: golf club

Hi Charles

I was hoping to talk the mayor about the Fitzroy Golf Club. There was a meeting there last night. I understand that the golf club have the right to renew their lease until 2044, so the council would have difficulty selling the land. And the land is designated for a reserve which would be hard to change.

What is the mayor's view on this? Will the council be able to legally sell off the land?
Is the council going to continue to discuss the issue?

Thanks

Helen Harvey

Reporter

E helen.harvey@fairfaxmedia.co.nz | P (06) 757 6881 | M 027 2987714
Taranaki Daily News, 49-65 Currie Street, New Plymouth 4310, New Zealand.
P O Box 444, New Plymouth 4340.

<image001.jpg>

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Lisa Lowe

From: Neil Holdom
Sent: Sunday, 28 January 2018 10:20 PM
To: Jacqueline Baker
Subject: Fwd: Fitzroy

Hi Jacs, there was a public meeting at Fitzroy last night attended by 200 or so people. I expect the newspapers will call tomorrow, Radio NZ called tonight

Here are some notes I prepared my conversation with Robin that I welcome you hacking viciously and tidying up for a response for the Daily News if they bother to seek some balance tomorrow as I will be in meetings most of the day.

This discussion is about the big issues in local government and I am delighted we are having it.... it's about who pays, when they pay and how they pay and how we get the right mix of borrowing, rates and other options. We see developing this land, which is clearly not public access green space, to fund new community assets that are there for all to enjoy and create new revenue sources for future generations as an option worth discussing with our community.

Council welcomes the conversation about how we fund the future of this fantastic district to build the lifestyle capital and we realise there are a diverse range of views about whether we should borrow, increase rates, or develop this land which represents just over 1% of our district's green space and it's not a public access free space it's restricted for the enjoyment of the 250 club members and other paying golfers the vast majority of the time.

So we are advocating developing part of that publicly owned land to fund new or improved recreational assets for our 80,000 residents, like the public walkway from Bell Block to Waitara, developing our aquatic centre or our TSB Stadium or other projects that the people of Taranaki would like in the future

New Plymouth District Council has a goal of leading New Zealand in terms of consultation and encouraging public feedback to drive our decision making as we refine the plan for how we develop our district over the next decade. Developing an asset which serves a limited few to fund new assets to grow public wealth and develop

new recreational facilities that are there for all our people seems like an idea worth pursuing and our commitment is to look after Fitzroy golf club and its people helping them financially to get through this and come out stronger and continue to enjoy their golf.

This council is committed to paying something forward for future generations and not lumbering our children with debts , run down infrastructure or avoidable environment problems so we welcome this debate about how we fund our future and get the balance right.

Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

Begin forwarded message

Lisa Lowe

From: Shaun Biesiek
Sent: Saturday, 27 January 2018 9:09 AM
To: Neil Holdom
Subject: Re: 2012 Council report on Fitzroy Golf Course...

Yup understood that, is not very well so I dont believe he will be at the public meeting ,
I will continue to send you info as i get it so you fully informed not side swiped - but I am sure you are all over it

Sent from my iPad

On 26/01/2018, at 11:13 PM, Neil Holdom <Neil.Holdom@npdc.govt.nz> wrote:

When we met on site I made it clear to the club Executive that should the development proceed NPDC would do the decent thing, over and above any legal obligations, and provide funds to assist the club to transition to a nine hole course well to deliver a quality outcome.

Was surprised to see I enter the debate so aggressively given he has not spoken to me on the matter despite several opportunities to do so.

I expect it is going to be a good public debate and it's awesome people are now starting to think about the big picture and how we make decisions as a community on the cornerstone issues as opposed to rats and mice.

Regards
Neil Holdom
Mayor
New Plymouth District Council
P +64 6 759 6060

Sent from my iPad

On 26/01/2018, at 9:29 PM, Shaun Biesiek <shaun.biesiek@npdc.govt.nz> wrote:

Cool

Sent from my iPad

On 26/01/2018, at 6:44 PM, Neil Holdom <Neil.Holdom@npdc.govt.nz> wrote:

Yep

Sent from my iPhone

On 26/01/2018, at 6:01 PM, Shaun Biesiek <shaun.biesiek@npdc.govt.nz> wrote:

Hey buddy - have you been made aware of this 2012 council report

<2012 Council report on Fitzroy Golf Course.pdf>

Lisa Lowe

From: Neil Holdom
Sent: Friday, 26 January 2018 11:13 PM
To: Shaun Biesiek
Subject: Re: 2012 Council report on Fitzroy Golf Course...

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<2012 Council report on Fitzroy Golf Course.pdf>

Lisa Lowe

From: Shaun Biesiek
Sent: Friday, 26 January 2018 6:02 PM
To: Neil Holdom
Subject: 2012 Council report on Fitzroy Golf Course...
Attachments: 2012 Council report on Fitzroy Golf Course.pdf; ATT00001.htm

Hey buddy - have you been made aware of this 2012. council report

FITZROY GOLF CLUB AND SURROUNDS - TECHNICAL REPORT OVERVIEW ON THE PROCESS FOR REVOCATION AND DISPOSAL OF PUBLIC RESERVE LEASED BY THE COUNCIL TO THE FITZROY GOLF CLUB INCORPORATED

A. PURPOSE

The purpose of this report is to outline the process for the revocation of the reserve reservation over public recreation reserve for disposal which is leased by the Council to the Fitzroy Golf Club, to provide facts on the potential for the sale of that land (or part / revenue, for consideration as part of the Council's current 2012 Activity Review.

B. DETAIL OF FITZROY GOLF CLUB LEASE

1. Lease

Original unregistered Lease dated 14 June 1983 (for a term of 21 years from 1 July 1981 expired 30/6/2002) with a conditional right of renewal for a further term of 21 years at annual fixed rental of \$2,400.

Lease renewed for another 21 year term by Deed of Variation in 2002, subject to new rental, and obligations relating to health and safety duties under the Health and Safety in Employment Act 1992 and 1995 Regulations, but otherwise on existing terms in original lease.

2. Authority

Issued pursuant to the provisions of Section 54(1) of the Reserves Act 1977 (subject to ministerial consent). Should also include the First Schedule to the Act.

3. Lessor:

New Plymouth District Council as the body corporate under the Local Government Act 1974 (Note that this should be more correctly recited as the Council as the administering body under the Reserves Act 1977).

4. Lessee:

The Fitzroy Golf Club Incorporated (an incorporated Society).

5. Current Lease Term

21 years from 1 July 2002. Expires 30 June 2023.

6. Conditional Right of the Club to a Renewal Lease.

Clause 24 provides that if the Council is satisfied that there is sufficient need for the continued operation of the Fitzroy Golf Club then the Club shall have the right or option (to be exercised in writing to the Council) to give at least six months' notice prior to the expiration of the term of the lease to take and accept renewal of the term created for the renewal period from the expiration of the term created at a rental to be agreed upon and failing agreement to be determined by a single arbitrator or in the case the parties cannot agree upon the appointment of such an arbitrator, then by two arbitrators one to be appointed by each party and an umpire selected by the two arbitrators, provided the rental shall not be less than the rental pertaining immediately prior to expiry of the said term, otherwise upon and subject to the same conditions as are herein contained excepting the present right of renewal.

7. Annual Rental from Term commencement 1 July 2002

Rental set at beginning of the term \$7,500 plus GST. Current Rent is \$8,293 plus GST.

8. Rental Reviews

Clause 21 provides for rental reviews based on the aggregated Consumer Price Index movement that has taken place over the three year period immediately preceding the review date.

9. Purpose of Lease

The lease requires the land to be used as a golf course for the playing of golf and the buildings thereon will be used as club rooms in connection therewith.

10. Rates

Clause 20 provides for the Club to pay rates levied. However a note on files indicates that the Club will not be charged rates on the land.

11. Buildings and Structures on the Land

Clause 7 provides that the Club remove buildings or structures on the land if required by the Council three calendar months from the date expiration or determination of the lease, but that if such removal is not affected within the specified date, the buildings and structures erected by the Club shall become absolute property of the Council.

Clause 8 provides that the Club shall not demolish or remove the original Club house or any other buildings erected or alter or make additions or erect new buildings or structures without the prior consent of the Council.

Clause 25 provides that the Club will not be entitled to compensation for any improvements effected by it, unless the Council exercises its discretion and decides to pay the Club the value of such improvements.

12. Other Conditions

Clause 11 - Club not to carry out acts which may cause sand drift or remove lupin on the foreshore without prior written consent of the Council.

Clause 27 provides for dispute arbitration under the Arbitration Act.

13. Limited Condition on Council Resumption of the Leased Land

Clause 22 provides that upon reasonable notice being given, the Council shall be entitled to resume possession of part or parts of the land along the foreshore during the term without payment of any kind and without reduction of rental provided however that the Council shall not resume possession of any part or parts where such resumption will affect the greens or fairways or the efficient operation of the said land as a golf course.

14. Schedule of Land listed in lease

(Note No Area specified in lease - not separately surveyed)

Legal Description	Full Title Area - not lease area	Computer Freehold Register	Status	Underlying Reversionary Reserve Title Ownership *	Remarks
Lots 1 to 11 DP 1910	2.4838	TN160/110	Recreation Reserve	NPDC	Classified for recreation reserve purposes by NZ Gazette 1989 page 868
Lots 16 and 17 DP 1910	0.4250	52/21 (now TNH3/1208)	Recreation Reserve	NPDC	Declared recreation Reserve and deemed Classified for that purpose by NZ Gazette 1989 page 868
Lots 5 and 6 DP 6496	0.1610	TN 160/34	Primarily pleasure ground and secondly for recreation ground	NPDC	No record of classification of this reserve for recreation reserve purposes
Lot D, DP 1100	2.6165	90/154	Recreation Reserve forming part of Peringa Park	NPDC	Classified for recreation Reserve by NZ Gazette 2011 page 4243
Lots 73 to 77 DP 2094	1.7219	147/234	Recreation Reserve forming part of Peringa Park	NPDC	Classified for recreation by NZ Gazette 2011 page 4243
Part Lot F DP 1100	1.3661	145/85 (now CFR 557504)	Recreation Reserve to form part of Peringa Park	NPDC	Classified for recreation by NZ Gazette 2011 page 4243
Part Lot 1 DP 5985 (and Section 202 Fitzroy District	1.2523	TN 148/57 (correctly should be TN148/157	Recreation Reserve to form part of Peringa Park	NPDC	Classified for recreation by NZ Gazette 2011 page 4243
Part Section 159 Hua District SO 8607 (and Part Lot 2 DP 5985)	6.1215	TN 188/77 (now CFR 557167)	Recreation Reserve to form part of Peringa Park	NPDC	Classified for recreation by NZ Gazette 2011 page 4243
Part Section 159 MR (Lot 2 DP 5664 and Lot 1 DP 8987 and Part Section 159 Hua District)	20.8939	TN 192/78	Not Public Reserve - held for a local public work for "public abattoir)	NPDC	Used as park (see Approved Coastal Reserves Management Plan) but not a reserve subject to the Reserves Act 1977,so is not subject to the revocation process for disposal purposes.
Part Section 159 Hua District SO 8617	2.6092	TN 191/67	Recreation Reserve to form part of Peringa Park	NPDC	Classified for recreation by NZ Gazette 2011 page 4243

7. Annual Rental from Term commencement 1 July 2002

Rental set at beginning of the term \$7,500 plus GST. Current Rent is \$8,293 plus GST.

8. Rental Reviews

Clause 21 provides for rental reviews based on the aggregated Consumer Price Index movement that has taken place over the three year period immediately preceding the review date.

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Part Section 17B Block SO 6926	5.3621	TN 133/85	Recreation Reserve	NPDC	Declared recreation Reserve and deemed Classified for that purpose by NZ Gazette 1989 page 868 and 1989 page 1812
Pukeweka 17A Block (SO 5817)	24.9135	TN 105/81 (now TNH3/1030)	Recreation Reserve	NPDC	Declared recreation Reserve and deemed Classified for that purpose by NZ Gazette 1989 page 868

- Note that as standard practice to any revocation, the Council ownership would be subject to further scrutiny to confirm Council underlying reserve ownership. The cost of this work, and securing reports on the need to any offer of land to former owners depending on the number of titled land parcels decided upon for disposal would be up to \$20,000.

C. RESERVES ACT 1977

1. Statutory Provisions to Revoke the Reservation over Public Reserve under Reserves Act 1977

The recreation reserve held by the Council is vested "in trust" in the Council as the local authority administering body under the Reserves Act 1977.

Section 24(1) (b) of the Reserves Act 1977, provides that pursuant to a resolution of the local authority, it considers for any reason to be stated in the resolution that the reservation of the whole or part of the land as reserve should be revoked, then the Minister (of Conservation) at his discretion may by notice in the Gazette revoke the reservation of the whole or part of the land as reserve.

2. Public Notice Requirements under Reserves Act 1977

Subsection (2) (a) of Section 24(1) provides that the administering body (the Council) after consulting the Commissioner (Director General of Conservation) shall (mandatory) publicly notify the proposed revocation of the reservation specifying the reasons.

Note that the Council also has to take into account its statutory duty to consult with the community in its decision making under the Local Government Act 2002 (Sections 78, 81 to 83, 91 and 93) and in terms of its Consultation Policy P09-001.

3. Right of Objection

Subsection (2) (b) of Section 24(1) provides that every person claiming to be affected by the proposal to revocation shall have a right of objection and may at any time within one month after the date of the first publication of the notice of the proposal, give notice in writing of his objections to the proposed revocation to the Principal Administrative Officer or shall forward a copy of all such objections with a copy of the resolution of the administering body (the Council) in relation to those objections, after the administering body (the Council) has considered those objections.

Note that any person who does not lodge an objection shall be deemed to have assented to the revocation.

4. Iwi Consultation under Reserves Act 1977

Section 4 of the Conservation Act binds the Reserves Act, and the need to undertake iwi consultation on the revocation, alongside its obligations under the Local Government Act 2002 and Consultation Policy.

5. Consideration of Revocation by the Minister of Conservation

Subsection (2) (e) of Section 24(1) provides that the Minister (his delegate) shall as soon as practicable consider the proposed revocation and all objections received thereto and in the case of objections made to the administering body (the Council) the resolution of the administering body (the Council) and attitude of the administering body.

The Minister shall have power to receive such submissions and make inquiries as he thinks fit on the proposal. The Minister may follow such procedure as he determines.

6. Approval to Reserve Revocation

Gazettal of the Revocation over the whole or part of the recreation reserves would result in the uplifting of the "reserves trust and reservation" over the reserve and provide the Council as the body corporate under the Local Government Act 2002, with a freehold reversionary title (subject to any legal interests thereon).

Note that if only part of the reserve land title is involved, subdivision resource consent would be required in terms of the rules in the Council's operative District Plan and the Resource Management, to enable new titles to issue over subsequent allotments on deposit of the Land Transfer Plan for gazettal purposes.

7. Subsequent Council Disposal of the Land - Council Sales Policy

Any disposal of the land at current market value would then be in accord with Council Policy Approval of Properties for Sale and Method of Sale P05 -019.

That policy would require the Council to investigate if there was any requirement to offer the land back to the former owners or successors under Section 40 of the Public Works Act 1981 or an exemption prevails not requiring an offer back.

Any offer back at current market value, to any former owner or successors in title would be open for a 40 day period. If the "off market" offer is declined, the Council can then decide how it wishes to market the sale of property.

8. Approved 2006 Council Coastal Reserves Management Plan

The Council approved a Management Plan for its Coastal Reserves pursuant to Section 41 of the Reserves Act 1977, to which management regime it is bound, which was subject to a robust public/iwi consultation/submission process.

Chapter 5.27 covers Peringa Park including Lake Rotomau and includes the leased 18 hole Fitzroy Golf Course reserve land.

Under Objectives 5.27.3 the plan provides "To provide opportunities for large scale outdoor recreational activities, such as golfing close to New Plymouth".

Under Policies 5.27.4, the plan provides in respect of the golf course area:

E. PLANNING

1. District Plan Notations

Planning Maps B27 record the reserve (Peringa Park/Golf Club area) as open space A, B and C as delineated, with volcanic hazard 3 overlay and H1 (coastal hazard) overlays.

Any disposal of the land would require review/investigation in terms of any plan change to say residential.

2. Recreation and Open Space Strategy

The Council is about to begin the development of a Recreation and Open Space Strategy which has the objectives of –

1. To develop recreation and open space outcomes including consideration of –
 - The recreation, sport and leisure needs of the community and emerging trends.
 - High performance sport needs.
 - Connectivity and use of open space for community accessibility.
 - Regional biodiversity objectives.
 - Local identity and sense of place amenity.
2. To define levels of service for open space and recreation facility provision.
3. To identify options for acquisition of land that has a high potential to meet community recreational needs or is required through level of service provision.
4. To develop criteria for de-acquisition and identify priorities for de-acquisition of land and facilities that offer limited opportunities or public benefit.
5. To identify opportunities for improving and enhancing recreation opportunities, including (but not limited to) opportunities for bridle trails, mountain bike tracks and a dog park (as identified during the 2009-19 Community Plan consultation process).

This strategy is due to be available as a draft for consultation in late 2013 and adopted in early 2014. This strategy will assist the Council in determining if there is sufficient need to continue with the land as a golf course or if de-acquisition should occur.

F. VALUATION

Rating Value - as at 1 September 2010	
Capital Value	\$ 4,280,000
Land Value	\$ 3,584,000
Value of improvements (including value of greens and course infrastructure)	\$ 696,000

Based on 38.55 hectares the current land value equates to \$93,000/ha, and has been discounted to take into account the recreational use and zoning. Normal discount is around 30-50% which would indicate a 'Market Value' of around \$5-\$7,000,000. (\$130-\$180,000/ha).

The most recent sale of a larger seafront block is 6.18 hectares, adjoining Hickford Park that the NP Golf Club sold to the Links developers for \$1.5m or \$243,000/ha, in 2009.

Sections adjoining the coast have a rating valuation at \$550,000-\$650,000. Closer to town they are up to \$1.0m. Sections overlooking the golf course in Rophia Street are valued at \$250,000, however recent sales have been in the order of \$350,000 upwards.

G. CONCLUSION - SUMMARY OF LIMITATIONS ON DISPOSAL

- a) The Council's ability of being able to claw back the whole or part of the Fitzroy Golf Club Lease area for disposal purposes. The lease provides for the option for the Club to seek a right of renewal for a further term of 21 years from expiry of the current lease on 30 June 2023, but that is subject to "*the Council being satisfied there is sufficient need for the continued operation of the Fitzroy Golf Club*". On the basis that the Club would want to continue its operation, the Council would need essentially to negotiate a voluntary surrender of the lease or buy the Golf Club lease out or relocate the club's course to other land.

NOTE there may be some very limited ability to look at the revocation and saleability of those areas of reserve/land not under lease by the Golf Club, if not required for reserve.

- b) Public opposition to the proposed revocation for disposal purpose following public notice/iwi consultation calling for objections under the Reserves Act/Local Government Act 2002. In addition direct objection that would likely arise from the Golf Club and or members.
- c) The need to secure the consent of the Minister of Conservation's delegate consent. The Department of Conservation will take into account public objection and require the Council to prove that the land is currently not required for reserve or for future generations on the basis that adequate recreation reserve is available. That will likely require a comprehensive study and report by the Council on available recreation reserve to demonstrate that the land proposed for revocation is not required for reserve. Note the land owned by the Council for Abattoir purposes is not affected by any revocation and disposal can be dealt with more freely by the Council.
- d) A study of planning zoning requirements/limitations on land use to ensure that there are no planning impediments that would limit securing the maximum sale price for the land for its intended end use.

H. CONCLUSION - SUMMARY OF OPTIONS FOR DISPOSAL

- a) Buy out the Golf Club lease and on-sell to third party.

Their current rent is \$8,293 per annum. The 'market rent' is estimated at \$17,325 per annum (\$450/ha). The Fitzroy Golf Club has around 300 members with an annual subscription of \$475, indicating an income from subscriptions of \$143,000. Thus they would be unlikely to sustain any major increase in rent between now and 2023.

The lessee's interest is made up of:

- The net present value of the rent savings for the next 11 years.
- An allowance for the chance that the lease could be renewed.
- The value of the Golf Club's improvements.

The Property Team estimate the lessee's interest at \$850,000 - but a range of between \$800,000-\$1,000,000 is the likely amount the Fitzroy Golf Club could hold out for during a negotiation process.

The Council could then on-sell to a third party – Developer, OTS, JV partner, at a market value of between \$5m-\$7m.

- b) Sell lessor's interest to Golf Club

The Council could approach the Club to purchase the Council's lessor's interest. A market value of between \$5m-\$7m is indicated, however in this instance a discount of between 30-50% to take into account that the land could only be utilised for a golf course would reduce the market estimate to \$2.5m-\$3.5m at the lower end.

However, this is unlikely on an affordability basis – a mortgage of \$3.5m at 6% requires annual payment of \$210,000 interest only. The Golf Club would have to sell part of the land to fund the purchase which would be problematic.

- c) Investigate what portions of the property could be practically excised from the main lease and developed or sold for residential use ie. stopped road in Record Street and Weka Street.

There may or may not be parcels of land that fit this category. Sections could be expected to start at \$350,000 sale price. However the disposal issues are still apparent.

I. CONCLUSION

Based on the fact that the Fitzroy Golf Club, has

1. A secure lease tenure until 30 June 2023.
2. A right to exercise renewal of its lease on expiry of the current term on the same terms and conditions subject to a new rental for the new term.

3. The assumption that the Club is likely to wish to continue on with its lease into the foreseeable future provided its operation continues to be viable.
4. The lease for golf course purposes is a legitimate open space activity on recreation reserve.
5. The proviso that the Council must grant a renewal lease provided it is "satisfied there is sufficient need for the continued operation of the Golf Club"; and

that the Council would:
 6. In effect need to negotiate with the Golf Club to secure release of the land (or part) and or purchase the lease and or relocate the Club to other land.
 7. Undertake public notice/iwi consultation of its intention to seek ministerial consent to revoke the reserve status over the golf course and consider all objections before making a final decision.
 8. Comply with its statutory obligations under the Local Government Act 2002, and/or policy considerations.
 9. Undertake a comprehensive exercise or obtain an independent report to demonstrate that there was no need to retain the Golf Club land for continued recreation reserve purposes either now or into the future, on the grounds that there is sufficient remaining public reserve available for recreation.
10. Await the outcome of the Recreation and Open Space Strategy planned for adoption early 2014, as a pre-requisite to the possible need for the continued use of the recreation reserve for golf course purposes and/or retention of the land for public reserve.
11. Undertake the hurdle to secure ministerial consent to revocation to remove the "reservation and trust" from the land on the basis that the Minister's delegate would take into account all objections and iwi concerns, and make any enquiry he or she sees fit, noting that the weight of public objection to the loss of the reserve land/open space that the Minister's delegate would likely refuse to give consent.
12. Consider any statutory offer back requirements under Section 40 of the Public Works Act 1981, to any former owner or successor, unless an exemption applies to an offer back.
13. Undertake any further public notice to the proposed sale of the land on the open market in terms of Council Policy on the Approval of Properties and Method of Sale.
14. Undertake the required plan change to rezone the land from Open Space to Residential in terms of the RMA, submissions and/or any appeal to the Environment Court.
15. Investigate and consider other more potential viable options for land sale/revenue purposes based on that land being surplus to current requirements.

J. RECOMMENDATION

While noting the incumbent high revenue potential held by way of Council equity value in the rezone/sale of the land leased to the Fitzroy Golf Club, it is **recommended** that because of the burden imposed by the right of renewal terms under the current leasing regime, the Council's limitations to deal freely with the land, allied to the restraints in process imposed by statute under the Reserves Act 1977, Local Government Act 2002 and the Resource Management Act 1991, *that no further action be taken until the completion of the Parks Recreation and Open Space Strategy. That Strategy is proposed to be available a draft for consultation in late 2013, and for adoption in early 2014, and will be a pre-requisite in determining if there is sufficient need for the continued recreational use for golf course purposes and/or retention of the land for public reserve.*

2. In addition to 1 above, notes that, with a period of 2 to 3 years prior to the expiry of the current Golf Club lease term, the Council will need to consider the continued use and leasing of the recreation reserve land as part of the lease renewal process.

K. APPENDICES

Appendix A	Recreation Reserve (including Public Abattoir Area).
Appendix B	Fitzroy Golf Club Lease Area.
Appendix C	Planning Maps B26 and B28.
Appendix C	Copy of Fitzroy Golf Club Lease and Variation.

Murray Greig

Jeremy Wichman

Peter Handcock

PROPERTY ASSET TEAM

Anna Crawford

Mark Bruhn

PARKS ASSEST TEAM

Lisa Lowe

From: Neil Holdom
Sent: Thursday, 25 January 2018 10:13 PM
To: Alan Bird; Craig Stevenson
Subject: Fitzroy

Hi gentlemen,
there is a recorded radio interview of former Mayor David Lean on Radio Hokonui discussing the Fitzroy golf course. He claims the lease document gives the golf course a right of renewal at the expiry of their lease and that under the terms of the lease, which he claims he has reviewed and had a legal opinion on, NPDC does not have the ability to follow through on the proposal.
Can I have a copy of the lease document and some clarification around these claims in order that I might be able to respond.

Sent from my iPhone

Lisa Lowe

From: Neil Holdom
Sent: Tuesday, 23 January 2018 11:31 AM
To: Jacqueline Baker
Subject: Document1
Attachments: Document1.docx

Made a few tweaks

We're committed to Building a Lifestyle Capital. Ensuring New Plymouth district continues to be an amazing place for people of all ages to live work, learn and play sustainably and affordably.

This draft 10-year plan outlines \$2.09 billion in expenditure while capping rate rises at a maximum of 5 per cent. Currently rates cost our average household around \$43 a week.

Our plan is focused on the basics first: making sure our taps don't run dry, investing for Zero Waste, maintaining our roads, footpaths and walkways, treating our sewage properly, growing our economy and only then looking at enhancing our fantastic way of life.

New Plymouth District is growing, with more than 450 building permits issued in 2017 and central government continues to impose increasing costs on local government.

Many in our community struggle to pay their bills and while the services we provide reflect good value for money, being on a fixed or low income is not easy.

Essentially we have four options to fund council:

1. Do nothing - or worse run our assets down.
2. Borrow - our children pay.
3. Increase rates - we pay.
4. Generate new long-term income streams - grow our public wealth.

Traditionally NPDC has gone for options 2 and 3 but we believe adding option 4 is worth considering.

Ultimately the big questions in local government are about who pays for investments and services, and how we pay and when we pay.

So we are proposing land development to fund new projects like the Coastal Walkway link from Bell Block to Waitara or upgrades to existing facilities like the Todd Energy Aquatic Centre or TSB Stadium which we believe ratepayers would struggle to fund alone. The council land we are talking about is part of Fitzroy Golf Course and an adjacent site near Weka Street. No parks, no reserves. This property accounts for a little more than 1 per cent of Council land.

This council is thinking differently, offering different options to meet the challenges ahead, proposing bold but relatively low risk steps to generate sustainable public wealth that will benefit both current and future generations.

These are our ideas but we have an open mind. We have looked at all the options and laid them out for you. And now we welcome your feedback to help inform the decision making process that will come this winter so please do get in touch and share your thoughts.

Mayor of New Plymouth District, Neil Holdom.

Lisa Lowe

From: Jacqueline Baker
Sent: Tuesday, 23 January 2018 8:05 AM
To: Neil Holdom
Subject: Your introduction for the CD document

Hi Neil

Here is a rough cut intro, from your op-ed, for the draft Consultation Document. We want to keep the CD visual and not bogged down with council speak, thus the succinct intro. Please let me know if it's OK.

Jacs

We're committed to Building a Lifestyle Capital. This draft 10-year plan outlines \$2.09 billion in expenditure while keeping rate rises within workable a 5 per cent limit, or around \$43 a week. It's about making sure our taps don't run dry, investing for Zero Waste, treating our sewage properly and enhancing our fantastic way of life.

New Plymouth District is growing, with more than 500 building permits issued in 2017 and central government continues to impose increasing costs on local government.

Many in our community struggle to pay their bills and while the services we provide reflect good value for money, being on a fixed or low income is not easy. Essentially we have four options:

1. Do nothing - or worse run our assets down.
2. Borrow - our children pay.
3. Increase rates - we pay.
4. Generate new long-term income streams - grow our public wealth.

Traditionally NPDC has gone for options 2 and 3 but we believe option 4 is worth considering. So we are proposing land development to fund new projects like the Coastal Walkway link from Bell Block to Waitara, big ticket water projects, or upgrades to existing facilities like the Todd Energy Aquatic Centre or TSB Stadium. The council land we are talking about is part of Fitzroy Golf Course and an adjacent site near Weka Street. No parks or reserves.

I'm proud this council is thinking differently, making tough decisions, taking bold steps to blaze a new trail of sustainable public wealth to pass onto our grandchildren. These are our ideas and we welcome your feedback, so please do get in touch.

Mayor of New Plymouth District, Neil Holdom.

Jacqueline Baker
Executive Leadership team member and External Relations Manager
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Ph: 06 759 6085 Mob: 027 4775 137
www.newplymouthnz.com | [Facebook](#) | [Twitter](#)

Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:51 PM
To: Julie Straka
Subject: FW: Help with some info
Attachments: Fitzroy Golf Course Former Coombes Block.pdf; Coombes Transfer.pdf

-----Original Message-----

From: Peter Handcock
Sent: Wednesday, 17 January 2018 1:16 PM
To: Liam Hodgetts <Liam.Hodgetts@npdc.govt.nz>
Subject: FW: Help with some info

Hi Liam,

A full acquisition history of all 12 titles comprising the Fitzroy Golf Course will be undertaken once the LTP is confirmed.

However the Property Team has undertaken preliminary research on the former Coombes Block attached. There is no evidence the land was gifted.

The freehold of the land in question comprising Lots 1 to 11 DP 1910 was purchased by the Borough Council for a recreation ground for a consideration of 675 pounds 2 shillings and 6 pence in 1948 from the then owners Frances EA Rogers, Elsie L Coombes, Mabel R Coombes and Jane R Coombes who held the land as tenants in common in equal shares. There is no evidence the land was gifted. Transfer 79832 attached.

Part of Lot 12 DP 1910 was subdivided on surrender of the lease over all Lot 12 and a small area being Part Lot 5 DP 6496, then being vested in the Borough on subdivision under the Municipal Corporations Act 1933 for reserve - the balance land remaining in private ownership - that is not all former Lot 12 was acquired by the Borough Council.

As background and in response to the lease issue raised we note that the owners in 1936 (the Coombes and Rogers) granted a lease to the Fitzroy Golf Club over All Lots 1 to 12 DP 1910, for a term of 19 years with a purchasing clause, and that the Borough Council acquired that lease (15876 - copy has been requested from LINZ) by transfer (66536 - copy requested from LINZ) in 1940 and with the subsequent Borough acquisition of the freehold in 1943, the leasehold estate merging with the freehold estate.

Regards
Peter Handcock
Property Manager

-----Original Message-----

From: Liam Hodgetts
Sent: Thursday, 11 January 2018 1:28 PM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: FW: Help with some info
Importance: High

Hi Peter - could you have a look into this for me. Cr B is asking....

Ngā mihi

Liam Hodgetts
Group Manager Strategy
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06 759 6060

-----Original Message-----

From: Shaun Biesiek
Sent: Thursday, 11 January 2018 11:16 AM
To: Liam Hodgetts <Liam.Hodgetts@npdc.govt.nz>
Subject: Help with some info

Hi buddy

I have been asked to find some info around the Golf Course in fits (see below) is there a way to find answer to this question .. maybe it's one for Peter Hancock and property team ?? Could you point this in the right direction for me

land currently occupied by Fitzroy Golf Course is land that was gifted to the council by members of the Coombes family. The land was part of a farm and covered various parts of what is now part of Peringa Recreational Reserve. The Golf club has in its possession a Lease agreement between the Golf Club and 3 members of the family which was signed in 1936 and covered 19 years and incorporates the Land DP Number 1910 -Sections 1 -12 inclusive. This land is the part of the golf course which runs along the seaward side of Puni Street. Whilst the duration of the lease has long since passed, we feel confident that this land was part of the gifted land from the Coombes family.

Sent from my iPad

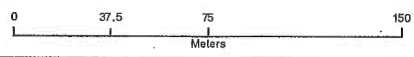



 Te Kaunihira-ā-Rohe o Ngāmotu
NEW PLYMOUTH
 DISTRICT COUNCIL
 newplymouthnz.com

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 Land Information New Zealand data.
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 completeness or accuracy of the data displayed
 on the plot. To be used for indicative purposes only.

MILES Print Map

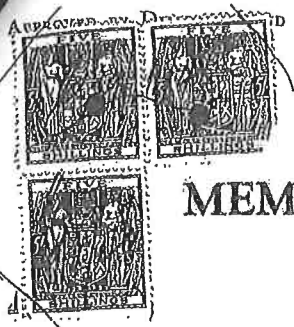
HORIZONTAL DATUM
 New Zealand Geodetic Datum 2000
 MAP PROJECTION
 New Zealand Transverse Mercator



Date: 17/01/2018



1:2,000



MEMORANDUM OF TRANSFER

WHEREAS FRANCES ELLEN ANNA ROGERS of Tarurutangi Married Woman ELSTIE LILLIAN.....
COOMBES of New Plymouth Spinster MABEL RITA THOMAS of Omata Married Woman and....
JANE REBECCA COOMBES of New Plymouth Widow (hereinafter referred to as "the.....
Vendors") are registered as proprietors of an estate in fee simple as tenants in
common in equal shares subject, however, to such encumbrances liens and interests
as are notified by memorandum underwritten or endorsed hereon in all that piece..
of land situate in the Land District of Taranaki containing Six acres two roods..
twenty-one perches (6 acres 2 roods 21 perches) be the same a little more or less
being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 on Deposited Plan Number 1910
and being part of Section 95 on the public maps of the Fitzroy District and being.
all the land comprised in Certificate of Title Volume 94 Folio 58 Taranaki.....
Register AND WHEREAS by Memorandum of Lease registered in the Land Transfer Office
at New Plymouth as Number 15876 the Vendors Leased the hereinbefore described land
to The Fitzroy Golf Club Incorporated AND WHEREAS the said Lease Number 15876 is..
now vested in THE MAYOR COUNCILLORS AND BURGESSSES OF THE BOROUGH OF NEW PLYMOUTH..
a body corporate duly constituted under the provisions of "The Municipal.....
Corporations Act 1938" (hereinafter referred to as "the Purchaser") AND WHEREAS...
the said Lease Number 15876 gave to the Purchaser the option of purchasing the....
freehold in fee simple of the hereinbefore described land free from all.....
encumbrances at the price or sum of £110 per acre AND WHEREAS the Purchaser gave..
to the Vendors notice of its intention to exercise the said option AND WHEREAS...
by Memorandum of Agreement bearing date the 27th day of August 1948 and made.....
between the Vendors and the Purchaser it was agreed for the reasons and.....
considerations therein stated that instead of the Purchaser exercising its option.
with respect to the whole of the land comprised in the said Lease Number 15876...
the option should be exercised only with respect to all that piece of land.....
situate as aforesaid containing six acres and twenty two perches be the same a...
little more or less being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 on Deposited..
Plan Number 1910 and being part of Section 95 on the public maps of the Fitzroy...
District and being part of the land comprised in Certificate of Title Volume 94...
Folio 58 Taranaki Register (hereinafter referred to as "the said land") NOW THIS..
TRANSFER WITNESSETH that IN PURSUANCE of the said option to purchase contained...
in the said Lease Number 15876 and of the said Memorandum of Agreement bearing...
date the 27th day of August 1948 and IN CONSIDERATION of the sum of SIX HUNDRED...
AND SEVENTY FIVE POUNDS TWO SHILLINGS AND SIXPENCE (£675.2.6) paid by the.....
Purchaser to the Vendors (the receipt whereof by the Vendors is hereby.....
acknowledged) the Vendors DO AND EACH OF THEM DOETH HEREBY TRANSFER to the Purchaser
all their estate and interest and all their respective estates and interests as...
tenants in common in the said piece of land to the end and intent that the.....

leasehold interest created by the said Memorandum of Lease Number 15876 shall *there being no outstanding interests at law or in equity to prevent such interest merging in and be extinguished in the freehold in fee simple of the said land.* and the Purchaser DOTH HEREBY ACCEPT such Transfer, the said land to be held by the Purchaser for the purposes of a recreation ground. IN WITNESS whereof these presents have been executed this *3rd* day of *November* One thousand nine hundred and forty eight (1948).

R.R.C.
11/3

SIGNED by the said FRANCES ELLEN ANNA ROGERS in the presence of:- } *Frances Ellen Anna Rogers.*
R.R. Clarke
Solicitor
New Plymouth

SIGNED by the said ELSIE LILLIAN COOMBS in the presence of:- } *E. L. Coombes.*
J. R. Coombes
Solicitor
New Plymouth

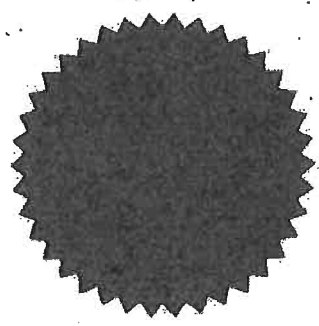
SIGNED by the said NABEL RITA THOMAS in the presence of:- } *Nabel Rita Thomas.*
R.R. Clarke
Solicitor
New Plymouth

SIGNED by the said JANE REBECCA COOMBS in the presence of:- } *J. R. Coombes*
J. R. Coombes
Solicitor
New Plymouth

SEALED with the Common Seal of THE MAYOR COUNCILLORS AND BURGESSSES OF THE BOROUGH OF NEW PLYMOUTH and... SIGNED by two members of the New Plymouth Borough Council on behalf of and by direction of the said... Council in the presence of:-

H. Johnson
John
Town Clerk's Office
New Plymouth

Reginald
D. G. Norris



NO.
Transfer of Lots 1 to 11 of
Section 95 Fitzroy District.

F. T. Bellringer

F. E. A. ROGERS & OTHERS

Transferors.

Solicitor for the Transferee

THE MAYOR COUNCILLORS AND BURGESSES
OF THE BOROUGH OF NEW PLYMOUTH

Transferee

Particulars entered in the Register-

Book, Vol. 94 Folio 58 A on
Lease 15876
the 29th day of November
1948, at 11.0 o'clock.

F. T. BELLRINGER,
SOLICITOR,
NEW PLYMOUTH.

[Signature]

Assistant District Land Registrar of the District of Taranaki.
District

29-11-48
11.0 a.m.

Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:51 PM
To: Julie Straka
Subject: FW: Emailing: Coombes - Peringa Park - Fitzroy Golf Club
Attachments: 04fa929ab5414250a27dbdd6b3603c06.pdf

From: !
Sent: Wednesday, 17 January 2018 11:47 AM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: Emailing: Coombes - Peringa Park - Fitzroy Golf Club

Peter – Plan of reserve land now owned NPDC that was formerly held by the Coombes. Excludes that part of Lot 12 that is in private ownership (but includes part acquired by Council) and excludes extension of Rophia Street

Murray

169500

169550

967750

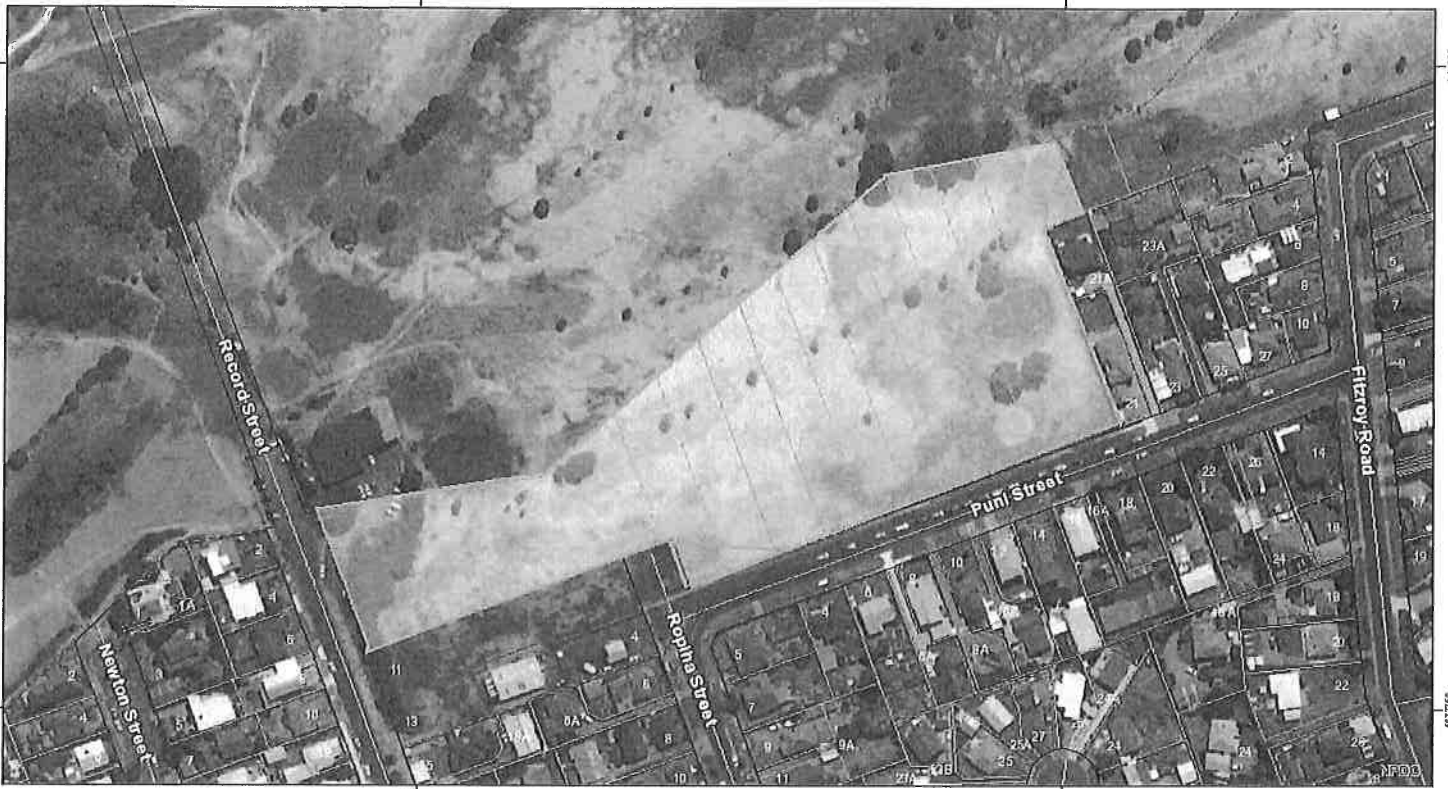
967750

967750

967750

169500

169550



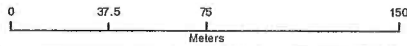
Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH
 DISTRICT COUNCIL
 newplymouthnz.com

COPIRIGHT: Cadastral information sourced from
 Land Information New Zealand data.
 Crown Copyright Reserved.

DISCLAIMER: NPDC assumes no responsibility for the
 completeness or accuracy of the data displayed
 on the plot. To be used for indicative purposes only.

HORIZONTAL DATUM
 New Zealand Geodetic Datum 2000

MAP PROJECTION
 New Zealand Transverse Mercator



MILES Print Map

Date: 17/01/2018



1:2,000

Julie Straka

From: Peter Handcock
Sent: Friday, 6 April 2018 4:50 PM
To: Julie Straka
Subject: FW: Purported Coombes Gifting - Fitzroy Golf Course.
Attachments: Coombes Transfer.pdf

-----Original Message-----

From: I
Sent: Wednesday, 17 January 2018 9:50 AM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Cc: Catherine Croot <Catherine.Croot@npdc.govt.nz>
Subject: RE: Purported Coombes Gifting - Fitzroy Golf Course.

Peter - Yes looking at this more closely the land involved here is part of the Fitzroy Golf Club lease (Part Peringa Park) that was scheduled in the Technical Report Overview of Process for Revocation and Disposal. That Report while identifying land parcels title and ownership does not provide a breakdown on how the land was acquired at that stage as it was more of an overview on potential and ownership and of course the actual area of any disposal with retention of a 9 hole course is not known.

In the case of the issue raised in respect of the Coombes purported gifting, I have pulled available documents from Land on line, (still several manual copies to be received) but have not researched any earlier Borough files. I have commenced drafting a breakdown on acquisition,

but in the meantime to answer directly the matter in question raised by Cr Biesiek for a quick response, the situation is that:

the freehold of the land in question comprising Lots 1 to 11 DP 1910 was purchased by the Borough Council for a recreation ground for a consideration of 675 pounds 2 shillings and 6 pence in 1948 from the then owners Frances EA Rogers, Elsie L Coombes, Mabel R Coombes and Jane R Coombes who held the land as tenants in common in equal shares. There is no evidence the land was gifted. Refer to Transfer 79832 attached.

Part of Lot 12 DP 1910 was subdivided on surrender of the lease over all Lot 12 and a small area being Part Lot 5 DP 6496, then being vested in the Borough on subdivision under the Municipal Corporations Act 1933 for reserve - the balance land remaining in private ownership - that is not all former Lot 12 was acquired by the Borough Council.

As background and in response to the lease issue raised by Cr Biesiek, note that the owners in 1936 (the Coombes and Rogers) granted a lease to the Fitzroy Golf Club over All Lots 1 to 12 DP 1910, for a term of 19 years with a purchasing clause, and that the Borough Council acquired that lease (15876 - copy requested from LINZ) by transfer (66536 - copy requested from LINZ) in 1940 and with the subsequent Borough acquisition of the freehold in 1943, the leasehold estate merging with the freehold estate.

The above should be sufficient to allay the query raised by Cr Biesiek, noting that full acquisition history will be undertaken when required as part of process.

-----Original Message-----

From: Peter Handcock
Sent: Friday, 12 January 2018 9:12 AM
To: I

Cc: Catherine Croot <Catherine.Croot@npdc.govt.nz>
Subject: FW: Help with some info
Importance: High

Hi Peter - I have spoken to Liam and advised , you will look into this next week. If we can discuss at 11 am on Monday.

Peter

-----Original Message-----

From: Liam Hodgetts
Sent: Thursday, 11 January 2018 1:28 PM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: FW: Help with some info
Importance: High

Hi Peter - could you have a look into this for me. Cr B is asking....

Ngā mihi

Liam Hodgetts
Group Manager Strategy
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06 759 6060

-----Original Message-----

From: Shaun Biesiek
Sent: Thursday, 11 January 2018 11:16 AM
To: Liam Hodgetts <Liam.Hodgetts@npdc.govt.nz>
Subject: Help with some info

Hi buddy

I have been asked to find some info around the Golf Course in fits (see below) is there a way to find answer to this question .. maybe it's one for Peter Hancock and property team ?? Could you point this in the right direction for me

land currently occupied by Fitzroy Golf Course is land that was gifted to the council by members of the Coombes family. The land was part of a farm and covered various parts of what is now part of Peringa Recreational Reserve. The Golf club has in its possession a Lease agreement between the Golf Club and 3 members of the family which was signed in 1936 and covered 19 years and incorporates the Land DP Number 1910 -Sections 1 -12 inclusive. This land is the part of the golf course which runs along the seaward side of Puni Street. Whilst the duration of the lease has long since passed, we feel confident that this land was part of the gifted land from the Coombes family.

Sent from my iPad



MEMORANDUM OF TRANSFER

WHEREAS FRANCES ELLEN ANNA ROGERS of Tarurutangi Married Woman ELSIE LILLIAN COOMBS of New Plymouth Spinster MABEL RITA THOMAS of Omata Married Woman and....
JANE RUBBECCA COOMBS of New Plymouth Widow (hereinafter referred to as "the.... Vendors") are registered as proprietors of an estate in fee simple as tenants in common in equal shares subject, however, to such encumbrances Liens and interests as are notified by memorandum underwritten or endorsed hereon in all that piece.. of land situate in the Land District of Taranaki containing Six acres two roods.. twenty-one perches (6 acres 2 roods 21 perches) be the same a little more or less being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 on Deposited Plan Number 1910 and being part of Section 95 on the public maps of the Fitzroy District and being.. all the land comprised in Certificate of Title Volume 94 Folio 58 Taranaki..... Register AND WHEREAS by Memorandum of Lease registered in the Land Transfer Office at New Plymouth as Number 15876 the Vendors Leased the hereinbefore described land to The Fitzroy Golf Club Incorporated AND WHEREAS the said Lease Number 15876 is.. now vested in THE MAYOR COUNCILLORS AND BURGEOISES OF THE BOROUGH OF NEW PLYMOUTH.. a body corporate duly constituted under the provisions of "The Municipal..... Corporations Act 1933" (hereinafter referred to as "the Purchaser") AND WHEREAS... the said Lease Number 15876 gave to the Purchaser the option of purchasing the.... freehold in fee simple of the hereinbefore described land free from all..... encumbrances at the price or sum of £110 per Acre AND WHEREAS the Purchaser gave.. to the Vendors notice of its intention to exercise the said option AND WHEREAS... by Memorandum of Agreement bearing date the 27th day of August 1948 and made..... between the Vendors and the Purchaser it was agreed for the reasons and..... considerations therein stated that instead of the Purchaser exercising its option.. with respect to the whole of the land comprised in the said Lease Number 15876... the option should be exercised only with respect to all that piece of land..... situate as aforesaid containing six acres and twenty two perches be the same a.... little more or less being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 on Deposited.. Plan Number 1910 and being part of Section 95 on the public maps of the Fitzroy... District and being part of the land comprised in Certificate of Title Volume 94... Folio 58 Taranaki Register (hereinafter referred to as "the said land") NOW THIS.. TRANSFER WITNESSETH that IN PURSUANCE of the said option to purchase contained... in the said Lease Number 15876 and of the said Memorandum of Agreement bearing... date the 27th day of August 1948 and IN CONSIDERATION of the sum of SIX HUNDRED... AND SEVENTY FIVE POUNDS TWO SHILLINGS AND SIXPENCE (£675.2.6) paid by the..... Purchaser to the Vendors (the receipt whereof by the Vendors is hereby..... acknowledged) the Vendors DO AND EACH OF THEM DOETH HEREBY TRANSFER to the Purchaser all their estate and interest and all their respective estates and interests as... tenants in common in the said piece of land to the end and intent that the.....

leasehold interest created by the said Memorandum of Lease Number 15876 shall ~~there being no outstanding interests at law or in equity to prevent and over~~ merge in and be extinguished in the freehold in fee simple of the said land.

and the Purchaser DOTH HEREBY ACCEPT such Transfer; the said land to be held by the Purchaser for the purposes of a recreation ground. IN WITNESS whereof these presents have been executed this 3rd day of..

November One thousand nine hundred and forty eight (1948).

SIGNED by the said FRANCES ELLEN ANNA ROGERS in the presence of:-

H.R. Clarke Solicitor New Plymouth

} *Frances Ellen Anna Rogers*

SIGNED by the said ELSIE LILLIAN COOMBS in the presence of:-

J. R. Coombes

} *E. L. Coombes*

SIGNED by the said HABEL RITA THOMAS in the presence of:-

H.R. Clarke Solicitor New Plymouth

} *Habel Rita Thomas*

SIGNED by the said JANE REBECCA COOMBS in the presence of:-

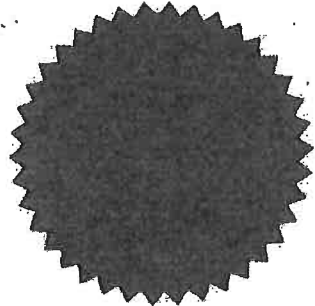
J. R. Coombes

} *J. R. Coombes*

SEALED with the Common Seal of THE MAYOR COUNCILLORS AND BURGESSSES OF THE BOROUGH OF NEW PLYMOUTH and... SIGNED by two members of the New... Plymouth Borough Council on behalf of and by direction of the said... Council in the presence of:-

H. Johnson
J. G. Johnson
Town Clerk's Office
New Plymouth

*Reginald...
J. G. Johnson*



Transfer of Lots 1 to 11 of
Section 86 Fitzroy District.

F.E.A. ROGERS & OTHERS

Transferors.

F. T. Bellringer

Solicitor for the Transferee

THE MAYOR COUNCILLORS AND BURGESSES
OF THE BOROUGH OF NEW PLYMOUTH

Transferee

Particulars entered in the Register-

Book, Vol. 94 Folio 58 A on
Lease 15876
the *29th* day of *November*
1948, at 11.0 o'clock.

F. T. BELLRINGER,
SOLICITOR,
NEW PLYMOUTH.

[Signature]

Assistant District Land Registrar of the District of Taranaki.
District

15/11/48
29 - 11 - 48
11.0 a.m.

Julie Straka

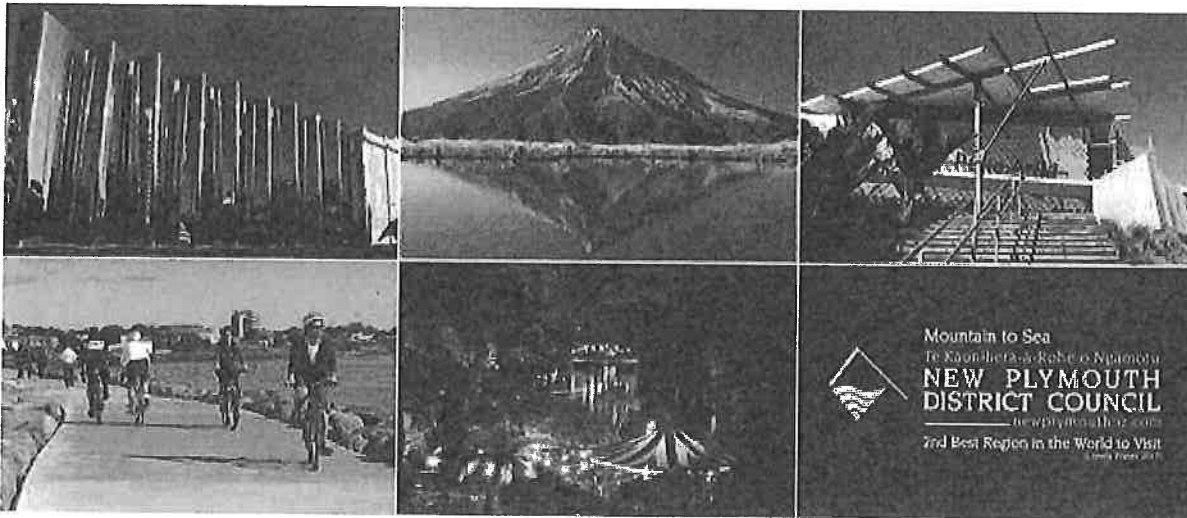
From: Peter Handcock
Sent: Friday, 6 April 2018 4:50 PM
To: Julie Straka
Subject: FW: Fitzroy GC

From: .
Sent: Tuesday, 19 December 2017 2:29 PM
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: RE: Fitzroy GC

Thanks Pete,

Cheers

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
DDI 06 759 6060, Ph 06 759 6060 | www.newplymouthnz.com | [Facebook](#) | [Twitter](#)



From: Peter Handcock
Sent: Tuesday, 19 December 2017 1:29 PM
To: .
Subject: RE: Fitzroy GC

Hi

In addition to ground rent , the Fitzroy Golf Club pays \$4,829.26 in Rates for sewer drainage and one dwelling.

Peter Handcock
Property Manager
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
Phone: 06 759 6060 Mobile: 027 280 0780

From: .
Sent: Tuesday, 19 December 2017 9:59 AM

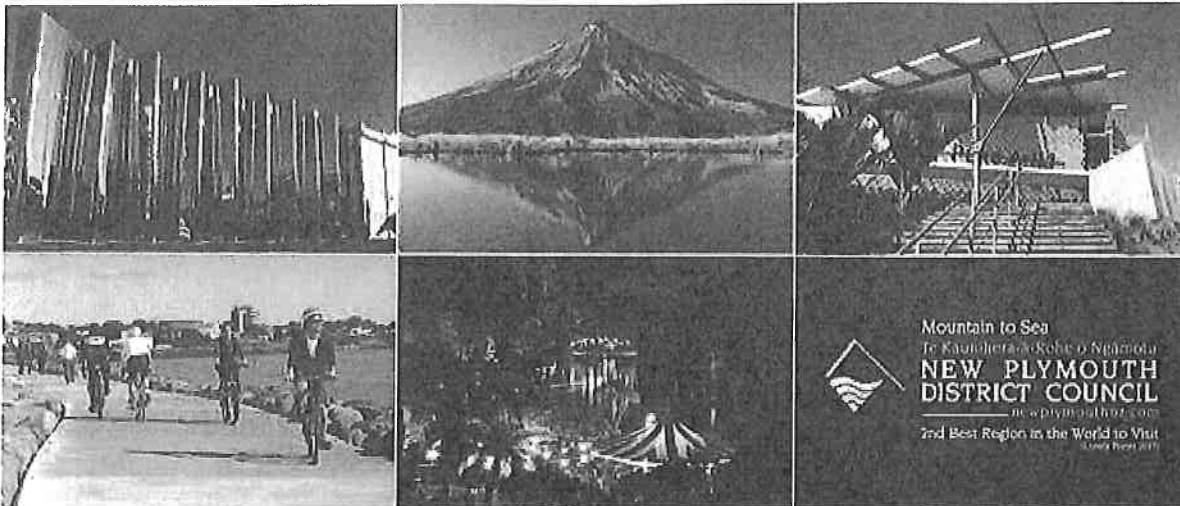
To: Peter Handcock <Peter.Handcock@npdc.govt.nz>
Subject: FW: Fitzroy GC

Hi Peter

Are you able to assist with Mel Cook's enquiry below?

Cheers

New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4342
DDI 06 759 2553 | Ph 06 759 6060 | www.newplymouthnz.com | [Facebook](#) | [Twitter](#)



From: Mel Cook [<mailto:mel.cook@htlnz.co.nz>]
Sent: Monday, 18 December 2017 12:50 PM
To:
Cc: Mel Cook
Subject: Fitzroy GC

Hello J

Not sure if you can help with this, but I'm a bit interested in the proposal for the future, that part of the Fitzroy Golf Club property be redeveloped. I support the idea and am wondering if the golf club pay rates? On the Taranaki Explorer website it notes rates as zero and I wonder if the rates are captured in the lease? I'm interested to know what the rates are for the property. Inglewood GC pay total rates of \$3,613.91 on 28 ha and Fitzroy occupy 38.55ha.

Kind regards,
Mel

Mel Cook CLU

JP, Director, Authorised Financial Adviser, NZDipBus, NZIM DipMgt, Member IFA, ANZIIF. FSP25941

M 027 442 6943 P 0508 267 267 O 06 756 6019 F 06 756 6039 E mel.cook@htlnz.co.nz

35 – 37 Rata Street, Inglewood www.htlnz.co.nz www.melcook.co.nz

It is our company policy to no longer send bank or credit card details by email, for security reasons.

HTL INSURANCE
help through life



AWARD WINNING ADVISERS
AMP Adviser Business of the Year
2013, 2012 and 2010



Lisa Lowe

From: Neil Holdom
Sent: Tuesday, 16 January 2018 2:26 PM
To: Lisa Lowe
Subject: Re: Column from Mayor Neil Holdom in response to Jim Tucker's column

I have told Matt I don't agree with him and he can run it as is or not at all - Jim's article clearly suggests we are considering parks and reserves as per the last sentence of the piece and Jim never actually bothered to read the council papers which are clear that the two pieces of land being considered are the golf course and weka st.

Sent from my iPhone

On 16/01/2018, at 2:19 PM, Lisa Lowe <Lisa.Lowe@npdc.govt.nz> wrote:

Ok thanks, can you let me know when you've spoken and are happy to go to print. I'll close out this end then.

From: Neil Holdom
Sent: Tuesday, 16 January 2018 2:04 PM
To: Lisa Lowe <Lisa.Lowe@npdc.govt.nz>
Subject: Re: Column from Mayor Neil Holdom in response to Jim Tucker's column

I will call Matt

Sent from my iPhone

On 16/01/2018, at 1:57 PM, Lisa Lowe <Lisa.Lowe@npdc.govt.nz> wrote:

Hi Neil
Please see below and advise.
Lisa

From: Delwyn Masters
Sent: Tuesday, 16 January 2018 1:43 PM

To: Lisa Lowe <Lisa.Lowe@npdc.govt.nz>

Subject: FW: Column from Mayor Neil Holdom in response to Jim Tucker's column

Lisa, the paper is keen to run the item but Matt has concerns about one sentence (see below).

One option is to rewrite the sentence, perhaps along these lines:

I'd like to clarify the proposal so that the debate is well-informed.

Alternatively, the sentence could be deleted without affecting the flow of the column.

Would you mind contacting Neil about this and asking what he'd like to do from here?

Thanks,
Delwyn.

From: Matthew Rilkoff [<mailto:matt.rilkoff@dailynews.co.nz>]

Sent: Tuesday, 16 January 2018 11:32 AM

To: Delwyn Masters <delwyn.masters@npdc.govt.nz>

Subject: Re: Column from Mayor Neil Holdom in response to Jim Tucker's column

Hi Delwyn

Always happy to consider running responses such as this.

I do have a concern about the second line as I don't believe this is justified.

"However the suggestion that Council is considering selling off parks and reserves wholesale is a nonsense."

I can't find any suggestion in Jim's column that this is happening. [Jim's piece here](#).

However I believe Jim is referencing a quote from Neil published in the TDN on Dec 19. See below. This could be taken to mean Fitzroy and other parcels of land will be considered. I believe that is a fair and reasonable interpretation from that statement.

To me this is a matter of confusion that needs clarification. It does not reach a threshold where one of my contributors can be called out for disseminating "nonsense".

Do you have an alternative interpretation that justifies the second par?

Thanks Delwyn

Jim's column as per Jan 6: So we were warned. Holdom was upfront about it, and didn't back off after being elected, even though strong opposition was voiced prior to the poll. What most of us didn't know about, however, was the idea of extending the selloff to other council-owned land. Now we do. How do we feel about it?

Neil's quote as per TDN 19/12/2017: "We could recycle a small percentage of public land, such as half of the Fitzroy golf course to generate additional revenue of about \$40m."

"Half of this money could help pay for flagship projects such as extending the Coastal Walkway to Waitara, big ticket water sustainability work, an aquatic centre redevelopment, a multi sports stadium or other big items which we believe ratepayers will struggle to fund alone

"The other \$20m could be put away to be perpetually reinvested to create a new wealth fund for our grandchildren."

It's not just land sales, the mayor said.

"I see us becoming a land development company in our own right to grow wealth."

Matt Rilkoff
Acting Editor

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Fairfax Media: 49-65 Currie St, New Plymouth, 4310, New Zealand.

<~WRD000.jpg>

On 16 January 2018 at 08:26, Delwyn Masters <delwyn.masters@npdc.govt.nz> wrote:

Matt, Neil would like to respond to the points raised by Jim in his column. Are you happy to run this in the paper?

Thanks,

Delwyn.

Jim Tucker's recent editorial regarding NPDC's proposal to generate new revenue was a balanced piece and as a Council we appreciate his efforts to keep the debate moving.

However the suggestion that Council is considering selling off parks and reserves wholesale is a nonsense.

The questions we will be asking over the summer and autumn are about progress and who pays and whether we can we think differently. This is about taking some hard decisions and some bold steps to blaze a new trail generating sustainable public wealth to pass on to future generations.

The Council is committed to Building the Lifestyle Capital, making sure our taps don't run dry, investing for zero waste, keeping our sewage out of our environment, and creating a fantastic place for our people to live, work, learn and play, all for around \$43 a week for the average ratepayer.

New Plymouth District is growing, with consents for more than 450 new houses issued in 2017.

Central government continues to impose increasing costs on local government and now requires high-growth districts like ours to ensure they can support the next 10 years of development, i.e. have roads, water and sewage infrastructure in place to ensure development is not held up.

The draft 10 year plan outlines just over \$2 billion in expenditure with a commitment from Council to keep total rate rises within a reasonable 5% limit.

This reflects a council that understands many in our community struggle to pay their bills and while the services we provide reflect good value for money, being on a fixed or low income is not easy.

Essentially we have four options:

1. Do nothing - or worse run our assets down.
2. Borrow - our children pay.
3. Increase rates - we pay.
4. Generate new long-term income streams - grow our public wealth.

Traditionally NPDC has gone for options 2 and 3 but this council believes it is worth our community considering option 4.

So we have proposed developing land to fund our 'big ticket' flagship projects like the Coastal Walkway link from Bell Block to Waitara, or upgrades to existing facilities like the Todd Energy Aquatic Centre or TSB Stadium.

The council land we are talking about is part of Fitzroy Golf Course and an adjacent site near Weka Street. This information was published last year and provided to media.

I met with the club's leaders twice last year to discuss the proposal and I support their long-term future at the site, potentially at a reduced nine holes. The club's leadership were pragmatic and professional to deal with and while they don't support the proposal, they understand the issues the Council is grappling with.

The Council is suggesting half of the proceeds of any section sales be used to fund large capital projects and half reinvested into buying more land to develop in the future, creating a new perpetual land development business.

So we have some big decisions to make in 2018 and we look forward to hearing what our people think about how we fund the future of this fantastic district.

Mayor Neil Holdom

New Plymouth District

Delwyn Masters

Communications Adviser

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Lisa Lowe

From: Neil Holdom
Sent: Tuesday, 9 January 2018 7:58 AM
To: Jacqueline Baker; Richard Jordan
Subject: Updated editorial

Hi Jacqs

Updated in line with feedback from you both

Jacs, can you review, tidy up and check the numbers and concepts with Alan and Liam and pitch to the daily news as a response to Jim's editorial

Jim Tucker's recent editorial regarding NPDC's proposal to generate new revenue was a balanced piece and as a council we appreciate his efforts to keep the debate moving.

However the suggestion that Council is considering selling off parks and reserves wholesale is a nonsense.

The questions we will be asking over the summer and autumn are about progress and who pays or can we think differently, take some hard decisions and some bold steps and blaze a new trail generating sustainable public wealth to pass on to future generations.

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